

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

**PUBLIC ASSEMBLY ROOM
2ND FLOOR CITY-COUNTY BUILDING
1:00 P.M.**

STAFF REPORTS FOR MAY 9, 2013

**These reports do not in any way commit the Hearing Examiner
to approve or disapprove any petition filed before it.**

Any decision of the Hearing Examiner may be appealed to the full Metropolitan Development Commission, subject to deadlines prescribed by the Metropolitan Development Commission, rules of procedure. Please contact the Current Planning staff, 327-5155, within the first or second day after the hearing, to determine the appropriate appeal procedures.

PETITION NO.	PETITION ADDRESS AND LOCATION	PAGE
---------------------	--------------------------------------	-------------

EXPEDITED PETITIONS:

2013-CVR-807	1205 EAST NEW YORK STREET AND 237 NORTH HIGHLAND	3
2013-CPL-807	AVENUE; CENTER TOWNSHIP, CD # 16	

CONTINUED PETITIONS:

2013-ZON-011**	610 SOUTH SHORTRIDGE ROAD	10
2013-VAR-003	WARREN TOWNSHIP, CD # 21	
2013-ZON-013*	702, 705, 709 AND 713 EAST 63 rd PLACE, 6349 NORTH	13
2013-VAR-001	COLLEGE AVENUE, 710 EAST LAVEROCK ROAD	
	WASHINGTON TOWNSHIP, CD # 3	
2013-ZON-016**	5500 MILLS ROAD	16
	DECATUR TOWNSHIP, CD # 22	

NEW PETITIONS:

2013-ZON-021	2801 MASSACHUSETTS AVENUE	21
	CENTER TOWNSHIP, CD # 10	
2013-ZON-022	4201 MOLLER ROAD	25
	PIKE TOWNSHIP, CD # 7	
2013-ZON-023	2401 WEST 39 th STREET	30
	WASHINGTON TOWNSHIP, CD # 8	
2013-ZON-024**	1731-1819 (odd) NORTH COLLEGE AVENUE	33
	CENTER TOWNSHIP, CD # 9	

2013-ZON-025	5355 LAFAYETTE ROAD PIKE TOWNSHIP, CD # 7	38
2013-ZON-026	401 NORTH SHADELAND AVENUE WARREN TOWNSHIP, CD # 21	42
2013-ZON-027** 2013-VAR-002	9224 AND 9230 CRAWFORDSVILLE ROAD WAYNE TOWNSHIP, CD # 6	51
2013-CZN-805 2013-CVR-805	3811 WEST MICHIGAN STREET WAYNE TOWNSHIP, CD # 14	55
2013-CVR-806 2013-CVC-806	3522 EAST RAYMOND STREET CENTER TOWNSHIP, CD # 20	60

*Automatic Continuance

** Continuance Requested

*** Withdrawal or Dismissal Requested

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-CVR-807 / 2013-CPL-807
Address: 1205 East New York Street and 237 North Highland Avenue (Approximate address)
Location: Center Township, Councilmanic District # 16
Petitioner: The Redevelopment Group
Requests: Variance of development standards of the Dwelling Districts Zoning Ordinance to provide for 14 dwellings:
a) with 15-foot front setbacks along New York Street, Highland Avenue and Marlowe Avenue (25-foot front setback required), and
b) with two detached garages on the lots facing New York Street having eight-foot aggregate side setbacks (10-foot aggregate side setbacks required).

Approval of a subdivision plat to be known as Highland Park (A replat of Lots 1-6 and 17-24 and a vacated north-south alley of Walker's East Ohio Street Addition), subdividing 1.7 acres into 14 lots.

RECOMMENDATIONS

Staff **recommends approval** of the variance petition subject to the site plan, file-dated April 4, 2013.

Staff recommends that the Hearing Examiner **approve** and find that the plat, file-dated, April 4, 2013, complies with the standards of the Subdivision Control Ordinance, subject to the following conditions:

1. That the applicant provide a bond, as required by Section 731-321, of the Subdivision Control Ordinance.
2. Subject to the Standards and Specifications of the Department of Public Works, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the final plat, prior to recording.
6. That the Enforcement Covenant (required by the Metropolitan Development Commissions Resolution No 83-R-58, 1983) be affixed to the final plat, prior to recording
7. That the Site Distance Covenant (Appendix of the Subdivision Control Ordinance) be affixed to the final plat, prior to recording.
8. That the Sanitary Sewer Covenant (Appendix of the Subdivision Control Ordinance) be affixed to the final plat, prior to recording.

(Continued)

STAFF REPORT 2013-CVR-807 / 2013-CPL-807 (Continued)

9. That the Storm Drainage Covenant (Appendix of the Subdivision Control Ordinance) be affixed to the final plat, prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted, prior to recording the final plat.
11. That all the standards related to secondary plat approval listed in Sections 731-320(b)(6) and 731-329 of the Subdivision Control Ordinance are met.

SUMMARY

The following information was considered in formulating the recommendation:

LAND USE

- ◇ The 1.692-acre subject site was improved with a dwelling and several large commercial/industrial structures. All of the structures have recently been demolished. The previous commercial/industrial uses on the site were permitted by numerous variances dating back to the 1950's.
- ◇ This petition would provide for fourteen new residential lots. Twelve of those lots would be for single-family dwellings and two of the lots would be for two-family dwellings for a total of sixteen units.
- ◇ The Highland Brookside Plan recommends residential uses at a density of five to fifteen units per acre for a majority of the site and recommends residential uses at a density of two to five units per acre for a small portion. This petition proposes an overall density of 9.45 units per acre and would be consistent with the recommendations of the plan.

VARIANCE

- ◇ This petition would provide for a fifteen-foot front setback for all of the new dwellings. A front setback of fifteen feet or less is typical of the Highland Brookside area. A front setback deviation would be appropriate to maintain the development pattern of the area.
- ◇ This petition would also provide for reduced side setbacks for two detached garages on the two-family lots fronting on East New York Street. The required four-foot minimum setback would be maintained; however, this petition would provide for the garages without the required 10-foot aggregate side yard setback.
- ◇ Reduced side setbacks and aggregate side setbacks are common throughout this neighborhood for both primary structures and accessory structures. In order to allow for the four required off-street parking spaces for the two-family lots, the minor deviation would be acceptable. Accessory structures with side setbacks of four feet or less are a typical development pattern of the neighborhood.

(Continued)

STAFF REPORT 2013-CVR-807 / 2013-CPL-807 (Continued)

PLAT PETITION

- ◇ The proposed plat would subdivide 1.692 acres into fourteen lots. The proposed lots would be consistent with the requirements of the D-8 zoning classification.

STREETS

- ◇ The plat would not provide for any new streets. All of the proposed lots would front on one of the three existing streets. The petition does propose a new north-south alley to provide rear garage access to the lots that would front on North Highland Avenue. This new alley would be dedicated with the recording of the plat.

GENERAL INFORMATION

EXISTING LAND USE	D-8	Vacant
North -	D-8	Residential
South -	D-8	Residential
East -	D-8	Residential
West -	PK1	Highland Park

NEIGHBORHOOD PLAN This site is located within the boundaries of the Highland-Brookside Neighborhood Plan which designates the site for low and medium-density residential development of two to 15 units per acres, and recommends the D-5 and D-8 classifications.

THOROUGHFARE PLAN The Official Thoroughfare Plan indicates that East New York Street is a primary arterial with a 50-foot right-of-way existing and a 50-foot right-way proposed. Marlowe Avenue nor North Highland Avenue are indicated on the Official Thoroughfare Plan.

ZONING HISTORY

2012-VAC-022; 1205 East New York Street (subject site), requests a vacation of the first north-south alley east of Highland Avenue from East New York Street to a point 145 feet to the south, **approved**.

99-UV1-69; 1201-1221 East New York Street and 1240-1318 Marlowe Avenue (subject site), requests a Variance of Use to provide for religious uses, **granted**.

93-UV2-4; 237 North Highland Avenue (subject site), requests a variance of use to provide for sales and service of security systems, **granted**.

84-UV3-97; 1201-1305 East New York Street (subject site), requests a variance of use to provide for the construction of a garage to be used for the storage of personal vehicles, **granted**.

(Continued)

STAFF REPORT 2013-CVR-807 / 2013-CPL-807 (Continued)

81-UV3-17; 1201-1305 East New York Street (subject site), requests a variance of use to provide for the construction of an office building to be used for the existing auction business, **denied**.

81-UV2-80; 1201-1305 East New York Street (subject site), requests a variance of use to provide for an office building to be used for the existing auction business, **granted**.

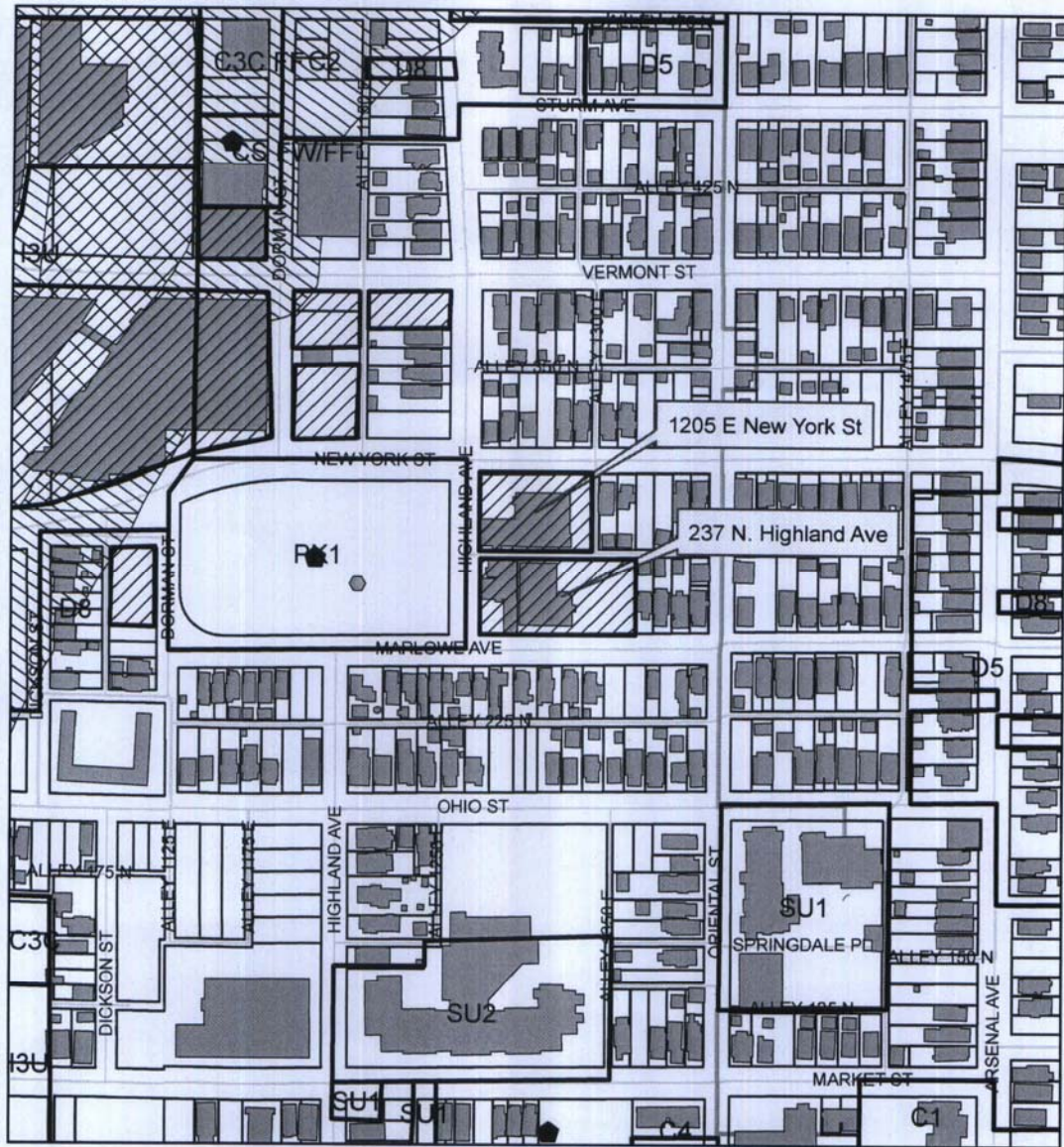
74-UV3-130; 1205 East New York Street (subject site), requests a variance of use to provide for off street parking for an adjacent commercial use, **granted**.

72-UV1-82; 1201-1305 East New York Street (subject site), requests a variance of use to provide for an estate auction business, **granted**.

54-V-464; 237 North Highland Avenue (subject site), requests a variance of use to provide for retail sales of electrical supplies, **granted**.

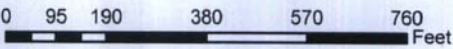
LA

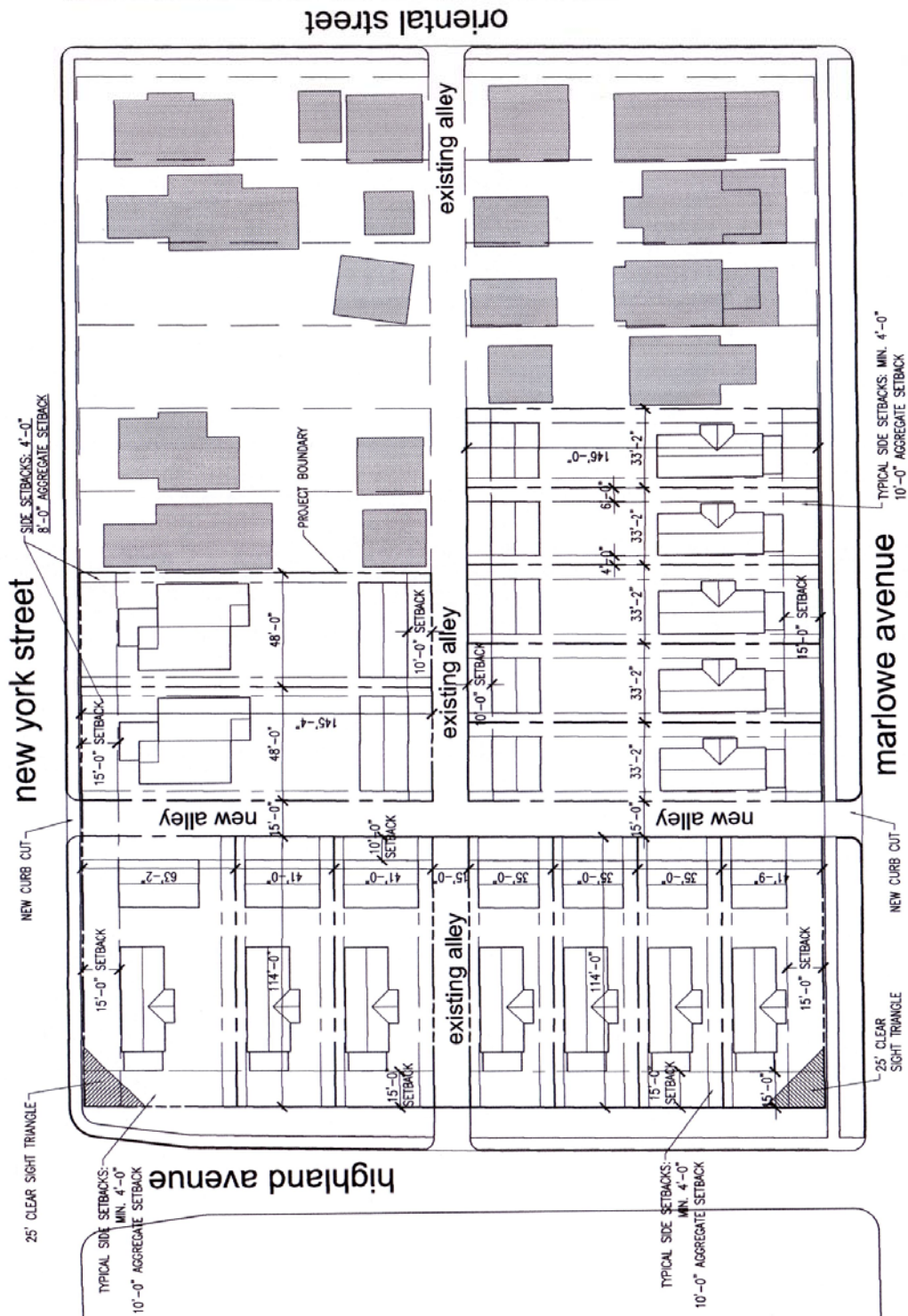
2013-CVR-807 / 2013-CPL-807
1205 E. New York St. / 237 N. Highland Ave



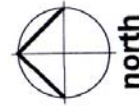
Legend

- Zoning
- Buildings
- CCGIS.PARCELSSTATEPIN
- CCGIS.ZIPCODES
- Centerline



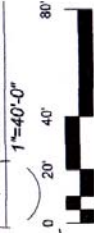


METROPOLITAN DEVELOPMENT
APR 04 2013
DIVISION OF PLANNING



HIGHLAND PARK

Site Plan



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-ZON-011 / 2013-VAR-003
Address: 610 South Shortridge Road
Location: Warren Township, Council District #21
Petitioner: Jackson Oil
Requests: Rezoning of 5.342 acres, from the I-1-S (FW) (FF) and D-A (FW) (FF) Districts to the I-4-S (FW) (FF) classification to provide for the storage and distribution of renewable fuel additives.

Variance of Development Standards of the Industrial Zoning Ordinance to provide for a 50-foot front transitional yard with “Type C” enhanced landscaping (minimum 200-foot front transitional yard required, or a 100-foot front transitional yard with provision of “Type C” enhanced landscaping).

This matter was continued from the **April 25, 2013** hearing to the **May 9, 2013** hearing, with additional notice, to provide for submittal of a companioned variance petition. Although surrounding property owner notices were sent out for the May 9, 2013 hearing, newspaper publication of the variance petition did not occur. Due to a conflict, it is anticipated that the Hearing Examiner will **transfer** these petitions to the Metropolitan Development Commission for **initial hearing on June 5, 2013**. Newspaper publication of that notice will be required prior to that hearing.

This case was previously continued from the March 28, 2013 hearing to the April 25, 2013 hearing, with additional notice, following the timely submittal of an automatic continuance by the petitioner.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

I-1-S, D-A Industrial structure

SURROUNDING ZONING AND LAND USE

North - I-3-S	Vacant industrial structure
South - D-A	Single-family dwelling
East - D-A, D-3	Unimproved
West - I-3-S	Industrial bakery

COMPREHENSIVE PLAN Proposes light industrial development.

THOROUGHFARE PLAN This portion of South Shadeland Avenue is indicated on the Official Thoroughfare Plan as a freeway with a 220-foot right-of-way existing and a 220-foot right-of-way proposed. This portion of South Shortridge Road is not indicated on the Official Thoroughfare Plan.

(Continued)

STAFF REPORT 2013-ZON-011 / 2013-VAR-003 (Continued)

FLOODWAY/FLOODWAY
FRINGE

The site is wholly located within the floodway and floodway fringe of Fisher and Lick Creeks.

ZONING HISTORY

2008-ZON-032; 610 South Shortridge Drive (subject site), requested rezoning of 5.842 acres, from the I-1-S (FF) and D-A (FW) (FF) District, to the I-3-S (FW) (FF) classification to provide for medium industrial uses, **withdrawn**.

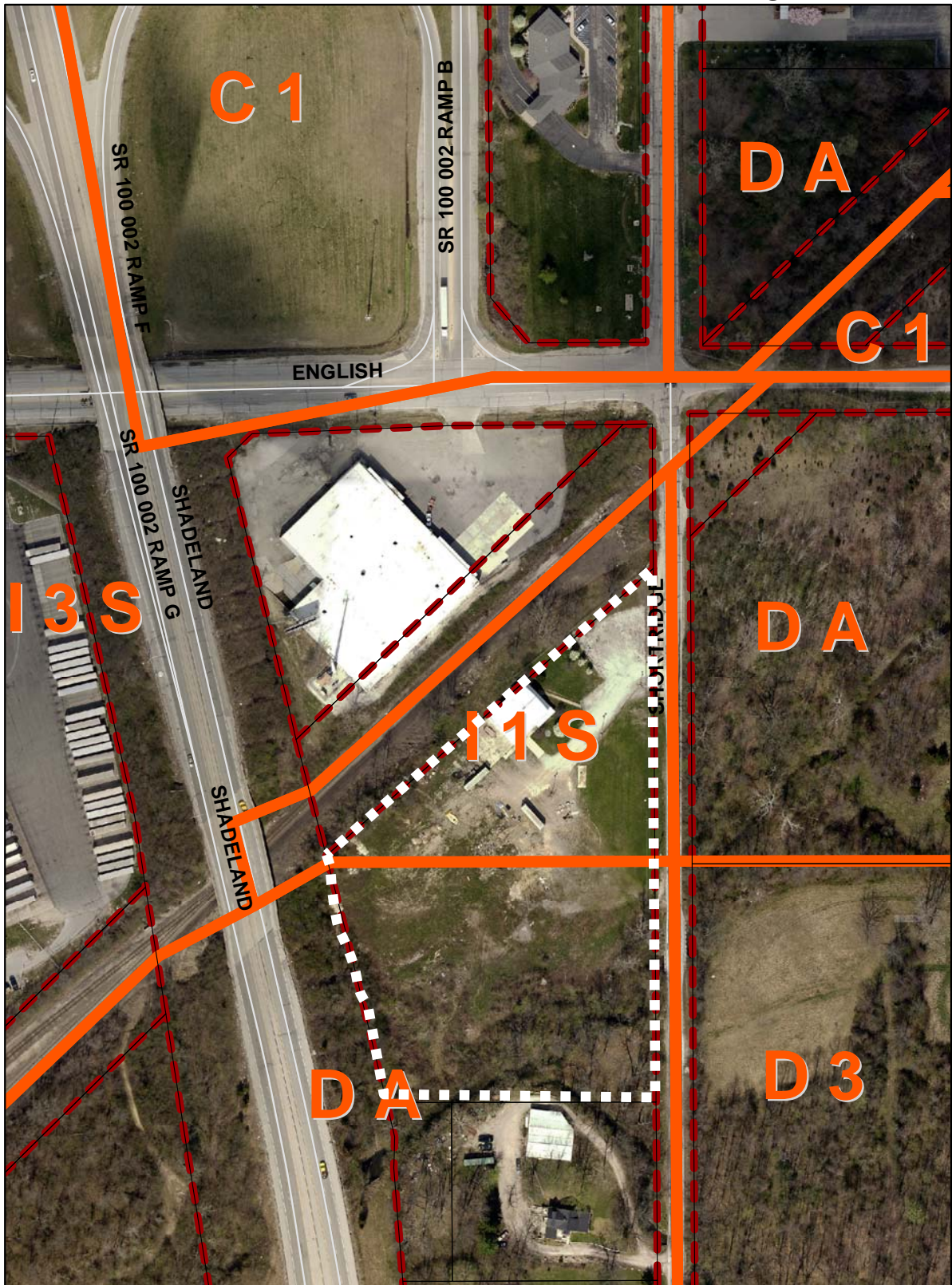
2007-ZON-071; 415 South Shortridge Road (north of site), requested rezoning of 2.74 acres from C-1 to C-ID, **approved**.

98-UV3-17; 801 South Shortridge Road (abutting site to southeast), requested variance of use of the DDZO to provide for year-round outdoor recreational activities including paintball and Halloween activities, **approved**.

83-UV2-57; 7315 English Avenue (abutting site to east), requested variance of use of the Agricultural Districts Zoning Ordinance to permit the use of a mobile home on the property, **approved**.

DLH

2013-ZON-011; 610 South Shortridge



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-ZON-013 / 2013-VAR-001
Address: 702, 705, 709 and 713 East 63rd Place, 6349 North College Avenue, 710 East Laverock Road (approximate addresses)
Location: Washington Township, Council District #3
Petitioner: Broad Ripple Associates, LLC
Request: Rezoning of 1.9 acres, from the C-2 (FF) district to the C-3C (FF) classification to provide for retail commercial and residential uses.

Variance of development standards of the Commercial Zoning Ordinance to provide for a grocery store with a gross floor area of 35,000 square feet (maximum gross floor area of 8,000 square feet permitted for any single commercial use in the C-3C District), and for a mixed-use structure with a height of 85 feet (maximum 35-foot height permitted).

This petition was continued from the April 11, 2013 hearing to the May 9, 2013 hearing to allow for provision of additional information as requested by staff. Subsequently, an automatic continuance was filed by a registered neighborhood group, **continuing this request from the May 9, 2013 hearing to the June 13, 2013 hearing.**

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-2 Vacant gasoline station, multifamily dwellings

SURROUNDING ZONING AND LAND USE

North - C-2	Multifamily dwellings
South - C-4	Canal, commercial uses
East - C-2	Single-family dwelling, commercial uses
West - D-7	Various commercial uses

NEIGHBORHOOD PLAN AREA

This site is located within the boundaries of the *Envision Broad Ripple Village Plan*, which recommends neighborhood village development, specifically the “NV” zoning classification. The site is also located within Critical Area 11, the text for which is included in this report as Exhibit “A”.

THOROUGHFARE PLAN

This portion of North College Avenue is indicated on the Official Thoroughfare Plan as a primary arterial with a 100-foot right-of-way existing and proposed.

FLOODWAY/FLOODWAY FRINGE

This site is located in the floodway fringe of White River.

(Continued)

STAFF REPORT 2013-ZON-013 / 2013-VAR-001 (Continued)

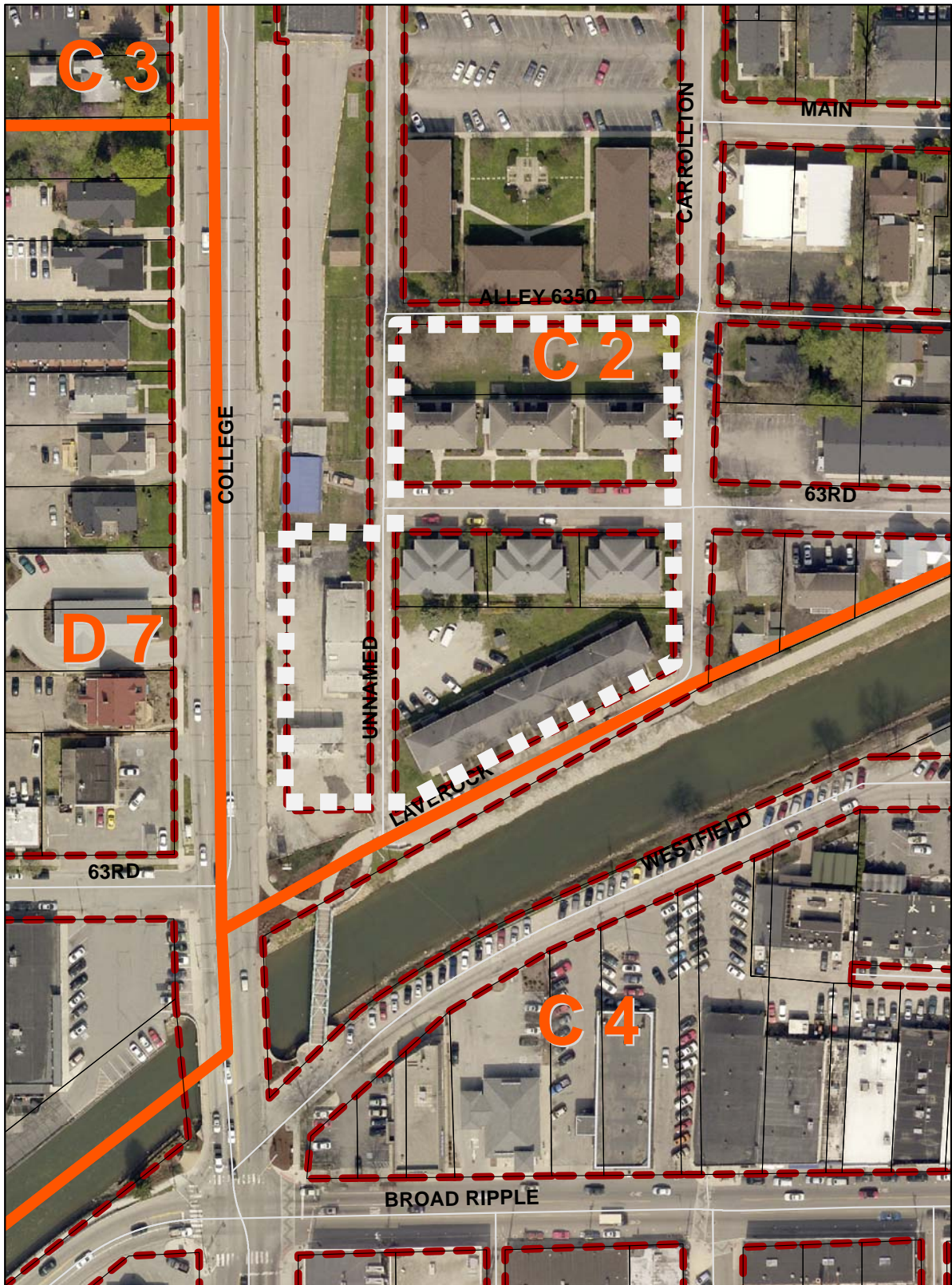
ZONING HISTORY – SUBJECT SITE

81-UV1-132; 6349 North College Avenue (subject site), requested variance of use and development standards of the CZO to provide for a kiosk and relocated pump islands and canopy for an existing gas station, **granted**.

76-UV1-98; 6349 North College Avenue (subject site), requested variance of use and Sign Regulations to provide for an addition to an existing pole sign, **denied**.

DLH

2013-ZON-013; 6349 North College Avenue



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-ZON-016
Address: 5500 Mills Road (approximate address)
Location: Decatur Township, Council District # 22
Petitioner: Herman and Kittle Properties, Inc.
Request: Rezoning of 15.52 acres, from the D-7, D-11 and C-4 Districts, to the D-7 classification to provide for multifamily uses.

This case should be continued from the **May 9, 2013** hearing to the **May 23, 2013** hearing, or beyond, to allow for submittal and review of a petitioner-commissioned traffic impact study. Prior, a timely automatic continuance request was submitted by a registered neighborhood organization, continuing this matter from the April 11, 2013 hearing to the May 9, 2013 hearing, without additional notice.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-7, D-11, C-4 Unimproved

SURROUNDING ZONING AND LAND USE

North -	D-7	Multifamily dwellings
South -	C-4	Unimproved
East -	D-A	Single-family dwellings
West -	D-7	Unimproved

COMPREHENSIVE PLAN

Proposes community commercial use. The site is also located within Critical Area 53 of the Decatur Township Comprehensive Plan, the text for which is included in this report as Exhibit "A".

THOROUGHFARE PLAN

This portion of Mann Road is indicated on the Official Thoroughfare Plan as a primary arterial with a 50-foot right-of-way existing and a 140-foot right-of-way proposed.

FLOODWAY/FLOODWAY FRINGE

This site is partially located within the floodway fringe of Mann Creek and Little Mann Creek.

ZONING HISTORY

2000-ZON-098; 5500 Mills Road (includes western portion of subject site; otherwise, abuts site to north, west and south), requested rezoning of 96 acres from D-7, D-11, D-6II, D-4 and C-4 to D-P to provide for a maximum of 405 single-family dwellings and condominiums, yielding a density of 4.19 dwelling units per acre, **withdrawn.**

(Continued)

STAFF REPORT 2013-ZON-016 (Continued)

71-Z-177; 6950 Mann Road (includes portion of subject site), requested rezoning of 42 acres from A-2 to C-4, **approved.**

71-Z-173; 5401 West Mills Road (includes portion of subject site), requested rezoning of 49.6 acres from A-2 to D-11, **approved.**

71-Z-171; 6560 Mann Road (includes portion of subject site), requested rezoning of 60.1 acres from A-2 to D-7, **approved.**

DLH

EXHIBIT “A” CRITICAL AREA 53 TEXT

Location: Vicinity of the intersection of Southport Road and Mann Road extending to the White River

Why critical: This area is partially developed with low density residences. Mann Road is a primary arterial with an interchange on I-465. It is slated in the Regional Transportation Plan to be widened from two to four lanes sometime between 2021 and 2025. The portion of Southport Road east of Mann Road is also scheduled to be widened from two lanes to four lanes between 2021 and 2025. A new section of roadway is planned to connect Camby Road with the eastern leg of Southport Road. Once built, this will create a major cross-county arterial. It is critical that adequate right-of-way for this new road be preserved. Future traffic volumes will make this intersection attractive to commercial development.

It is critical that an appropriate level of commercial activity not be exceeded or encroach on established neighborhoods or environmentally sensitive areas. The leg of Southport Road west of Mann Road is not scheduled for widening. The White River forms the eastern boundary of this Critical Area and Mann Creek and its tributaries arc through it. There are floodways, floodplains, steep slopes, wetlands and high quality woodland associated with the river and streams. It is critical to maintain the environmental qualities of the area.

A greenway is proposed along the White River in the Indianapolis Greenways Plan. Another greenway proposed in that plan is along Little Buck Creek, which enters White River from the east near Southport Road. This intersection is the location of the early town of Antrim. The historic Antrim School is the only remaining building. A National Register of Historic Places home was moved to the northwest corner of Mann Road and the west leg of Southport Road. The home has subsequently been renovated. Two other historic properties are found here (6925 and 7135 Mann Road). It is critical for new development to respect the remaining historic qualities of the area.

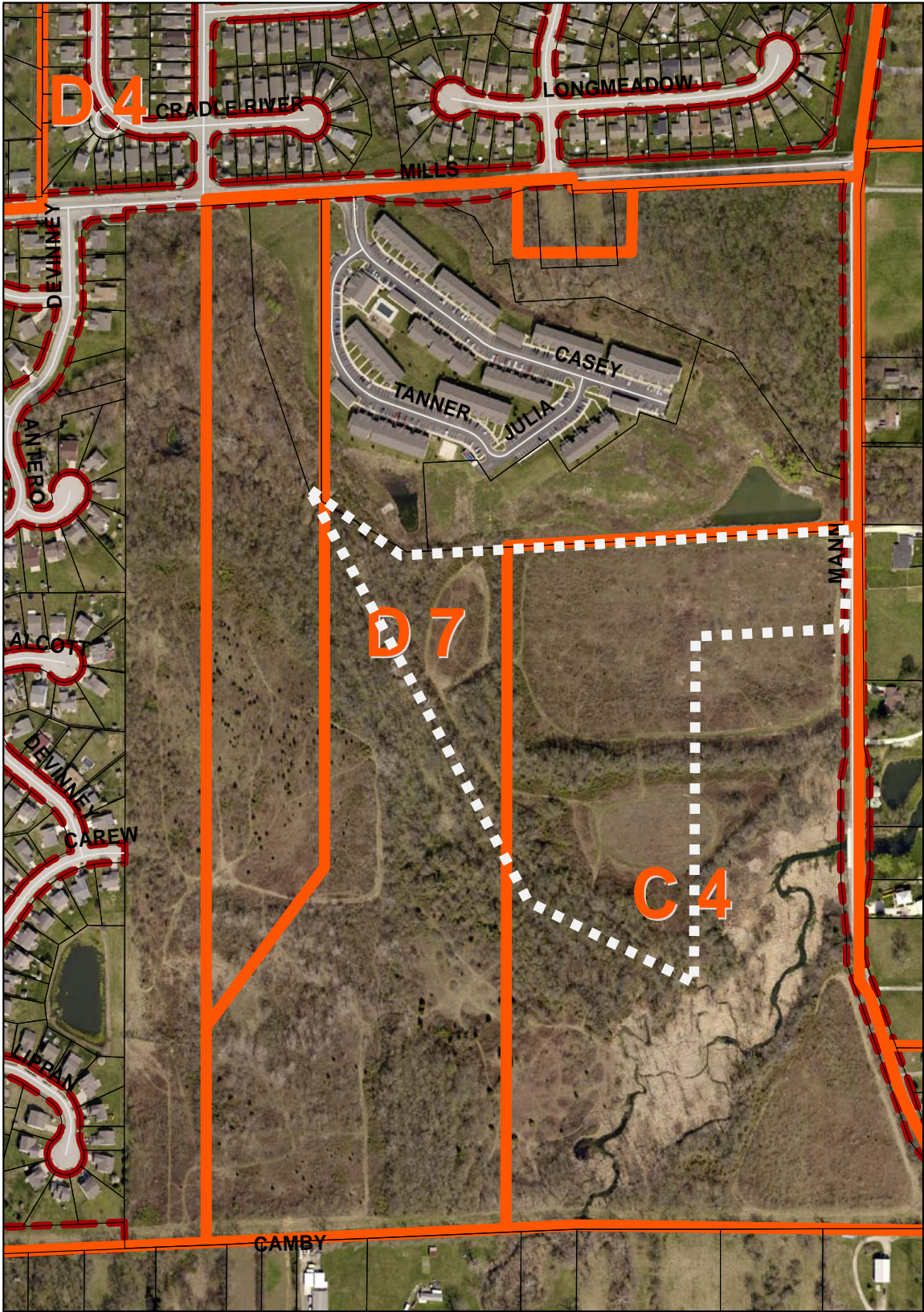
A major expansion of Southwestway Park has recently extended the park to Southport Road. Southwestway Park is a mixture of natural areas and active play areas. Large portions of the park are notable as wildlife habitat. It is critical that the natural qualities of the park be preserved. It is also critical that safe and convenient pedestrian access to the park be created from the neighborhoods to the west and north. Parkland in Marion County is not now sufficient to accommodate the future population. It is critical to acquire additional parkland as shown on the Land Use Map.

Recommendations:

- Preserve the right-of-way for the proposed Camby Road/Southport Road Connector.
- Restrict commercial development as shown on the land use map. It is not appropriate to allow commercial encroachment on the surrounding residential areas. Commercial development south of Southport Road and the proposed connector to Camby Road should be restricted to office uses to provide a buffer between the large commercial retail area to the north and the park and the homes to south and west. Signs and lighting should be oriented away from the park. A 100' wide greenway buffer, open to the public, is proposed between the office commercial area and the historic home at Mann and Southport roads. Any autorelated uses should be restricted to the north side of the proposed Camby Road/Southport Road connector.
- The wooded areas designated as environmentally sensitive should be preserved to the greatest extent possible.
- No development should occur in the wetlands or floodway. Development in the floodplain should not contribute to flooding or diminished water quality.
- Steep slopes should be minimally developed, if at all, to retain forest cover and minimize erosion.
- The former Antrim School (7041 Mann Road), the Nicholson Rand House (corner of Southport Road and Mann Road) and other historic structures in the Critical Area should be preserved.

- Acquire additional parkland as shown on the Land Use Map.
- Pedestrian connectivity among Southwestway Park, the proposed park on Mann Creek and the surrounding neighborhoods should be established by the construction and upkeep of sidewalks, recreation pathways and safe street crossings. A wide, pedestrian-friendly sidewalk or pathway along both sides of the proposed Southport Road/Camby Road connector should be established.
- The right-of-way for the White River Greenway, as proposed in the Indianapolis Greenways Plan, should be preserved. The White River Greenway should be constructed, maintained and connected to the Little Buck Greenway on the east bank as well as the various greenways and linear parks on the west bank.

2013-ZON-016; 5500 Mills Road



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-ZON-021
Address: 2801 Massachusetts Avenue (approximate address)
Location: Center Township, Council District #10
Petitioner: Gurmeet Singh
Request: Rezoning of 0.74 acre from the I-3-U District to the C-3 classification to provide for a convenience store / gasoline station.

RECOMMENDATIONS

Staff **recommends approval** of this petition, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

An amended site plan shall be submitted for and subject to Administrator's approval. Said amended plan shall indicate, at minimum, provision of no more than one curb cut on each street. Development of this site shall be subject to the amended plan.

LAND USE

- ◇ This 0.74-acre site is zoned I-3-U and is improved with a gasoline station. It is abutted to the north, across Massachusetts Avenue, by an industrial facility, zoned I-3-U; to the east by a vacant industrial facility, zoned I-3-U; to the south, across an intervening alley, by single-family dwellings, zoned D-5; and to the west, across North Rural Street, by a liquor store, zoned I-3-U.
- ◇ This request, if approved, would rezone the site to the C-3 classification to provide for redevelopment of the site as a gasoline station and convenience store. The request would be largely consistent with the *Highland Brookside Neighborhood Plan*, which recommends retail/office use, specifically the C-3 zoning classification, for the western two-thirds of the site, and light industrial use, specifically the I-2-U zoning classification, for the eastern one-third. As the request would be substantially consistent with the *Plan* recommendation, staff recommends its approval, subject to incorporation of the petition amendment recommended and detailed below.

SITE ISSUES

- ◇ This site is presently served by five curb cuts – three along Massachusetts Avenue and two along North Rural Street. The proposed site plan, file-dated March 27, 2013, contemplates retention of those five curb cuts in their current configuration. However, to provide for more efficient, more predictable, and safer vehicular ingress and egress, as well as for safer coordination between motorists, pedestrians and bicyclists, redevelopment of this site should provide for two curb cuts; one along Massachusetts Avenue, and one along Rural Street. Both curb cuts should be located as distant as is feasible from the Massachusetts/Rural intersection. An amended site plan indicating such should be submitted for and subject to Administrator's approval.

(Continued)

STAFF REPORT 2013-ZON-021 (Continued)

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

I-3-U Gasoline station

SURROUNDING ZONING AND LAND USE

North - I-3-U Industrial facility
South - D-5 Single-family dwellings
East - I-3-U Vacant industrial facility
West - I-3-U Liquor store

COMPREHENSIVE PLAN

This site is located within the boundaries of the *Highland Brookside Neighborhood Plan*, which recommends retail/office use, specifically the C-3 zoning classification, for the western two-thirds of the site, and light industrial use, specifically the I-2-U zoning classification, for the eastern one-third.

THOROUGHFARE PLAN

This portion of Massachusetts Avenue is not indicated on the Official Thoroughfare Plan.

FLOODWAY/FLOODWAY FRINGE

This site is not located in the floodway or floodway fringe.

SITE PLAN

File-dated March 27, 2013.

ZONING HISTORY – SUBJECT SITE

71-UV3-107; 2801 Massachusetts Avenue (subject site), requested variance of use and transitional yard requirements of the IZO to provide for a petroleum bulk depot on the rear of the lot, **granted**.

DLH

2013-ZON-021; 2801 Massachusetts Avenue



811
Know what's below.
Call before you dig.

GROUP
SURVEYORS
INCORPORATED
2001 MASSACHUSETTS AVENUE
INDIANAPOLIS, INDIANA 46210
Phone: 317.444.0000
Fax: 317.444.0001
www.811group.com

PROJECT ADDRESS:
2001 MASSACHUSETTS AVENUE
INDIANAPOLIS, INDIANA 46210

PROJECT LOCATED IN:
SECTION 1, TOWNSHIP 4 NORTH, RANGE 1 EAST
COUNTY TANGIPIAH, INDIANA COUNTY

SITE PLAN

PREPARED FOR:
MARTY BRIGHT
217.297.0000
mart@brightgroup.com

DATE: 10/11/2012

LEGEND:

PLAN NOTES:

CERTIFIED BY:

APPROVED FOR:
STATE OF INDIANA
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
COUNTY OF TANGIPIAH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
TOWNSHIP 4 NORTH
NO. 00000000
DATE 10/11/2012

APPROVED FOR:
RANGE 1 EAST
NO. 00000000
DATE 10/11/2012

STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-ZON-022
Address: 4201 Moller Road (approximate address)
Location: Pike Township, Council District #7
Petitioner: Greater Reformation Ministries
Request: Rezoning of 4.64 acres, being in the D-P District, to the SU-1 classification to provide for religious uses.

RECOMMENDATIONS

Staff **recommends approval** of this petition, subject to the following commitments being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

1. A 60-foot half right-of-way shall be dedicated along Moller Road, as per the request of the Department of Public Works (DPW), Transportation Section. Additional easements shall not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The DPW has requested that the right-of-way be granted within 60 days of approval.
2. Site access shall be gained by one curb cut, to be aligned with the existing West 42nd Street access point on the west side of Moller Road.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 4.64-acre site is zoned D-P and is unimproved. It is abutted to the north by multifamily dwellings, zoned D-6; to the south and east by a commercial center, zoned C-5; and to the west, across Moller Road, by multifamily dwellings, zoned D-6.
- ◇ This site was rezoned from the C-3 district to the D-P classification in 1998, via rezoning petition 98-Z-237, with the intent to develop a senior apartment community. That development, however, was never realized.

REZONING REQUEST

- ◇ This request, if approved, would rezone the site to the Special Use One (religious use) classification, to provide for the development of a church. The request would be largely inconsistent with the *Comprehensive Plan*, which recommends medium-density residential development for the bulk of the site. However, religious use is generally considered to be compatible within or adjoining residential areas, given appropriate site design. Staff, therefore, recommends approval of this request, given incorporation of the petition amendment recommended below.

(Continued)

STAFF REPORT 2013-ZON-022 (Continued)

PROPOSED DEVELOPMENT

- ◇ Upon the application for any Improvement Location Permit (ILP) for this site, the Administrator of the Division of Planning, on behalf of the Metropolitan Development Commission, shall consider and either approve, disapprove, or approve subject to any conditions, amendments or commitments agreed to by the applicant, a proposed site plan, development plan and landscape plan. The Special Districts Zoning Ordinance requires that improvement plans within the SU-1 District be reviewed with reference to the development standard requirements of the C-1 zoning district.
- ◇ Here, the petitioner has submitted a proposed master site plan, which envisions the development of a multi-structure church campus in several phases. However, the landscape plan and building elevations that would also be required for a full SU-1 Administrator's approval petition have not been submitted. Any approval of this rezoning request, therefore, should *not* be subject to the submitted site plan, understanding that complete development plans must be submitted for and subject to Administrator's approval prior to issuance of an Improvement Location Permit.
- ◇ Within most Special Use Districts, development of any new enclosed building area requires provision of a commensurate amount of linear footage of new sidewalk along abutting rights-of-way lacking sidewalks. Specifically, for every 100 square feet of enclosed building area proposed, five linear feet of sidewalk must be provided along adjoining public rights-of-way. Said sidewalks should be shown on development plans submitted for Administrator's approval.
- ◇ The conceptual site plan, file-dated March 27, 2013, proposes site access from a point at the far north end of the site. However, to provide for more orderly ingress and egress, site access should be gained by a curb cut aligned with the existing West 42nd Street access point on the west side of Moller Road. Plans submitted for Administrator's approval should reflect this amendment.

DEPARTMENT OF PUBLIC WORKS

- ◇ The Department of Public Works, in a memorandum dated April 19, 2013, has requested the dedication of a 60-foot half right-of-way along Moller Road. Additional easements should not be granted to third parties within the area to be dedicated as public right-of-way prior to the acceptance of all grants of right-of-way by the DPW. The DPW has requested that the right-of-way be granted within 60 days of approval.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-P Unimproved

SURROUNDING ZONING AND LAND USE

North -	D-6	Multifamily dwellings
South -	C-5	Commercial center
East -	C-5	Commercial center
West -	D-6, D-2	Multifamily dwellings, unimproved

(Continued)

STAFF REPORT 2013-ZON-022 (Continued)

NEIGHBORHOOD PLAN AREA

This site is located within the *Lafayette Square Area Plan*, which recommends medium-density residential use for the northern two-thirds of the site, and commercial cluster use for the southern one-third.

THOROUGHFARE PLAN

This portion of Moller Road is indicated on the Official Thoroughfare Plan as a secondary arterial with a 100-foot right-of-way existing and a 120-foot right-of-way proposed.

FLOODWAY/FLOODWAY FRINGE

This site is not located in the floodway or floodway fringe.

SITE PLAN

File-dated March 27, 2013.

ZONING HISTORY – SUBJECT SITE

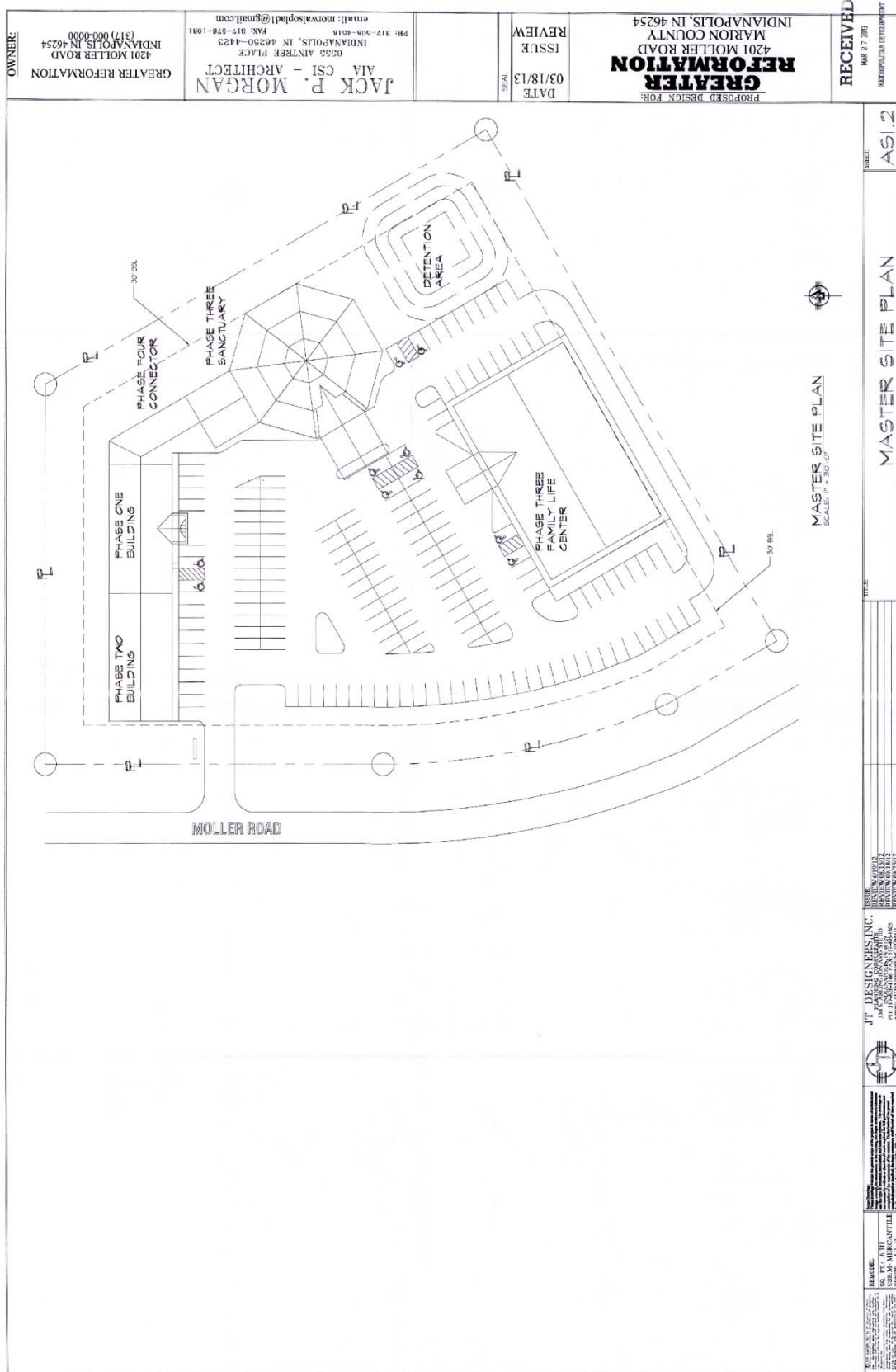
98-Z-237; 4201 Moller Road (subject site), requested rezoning of 5.61 acres from the C-3 district to the D-P classification to provide for construction of a senior apartment community, **approved**.

ZONING HISTORY – VICINITY

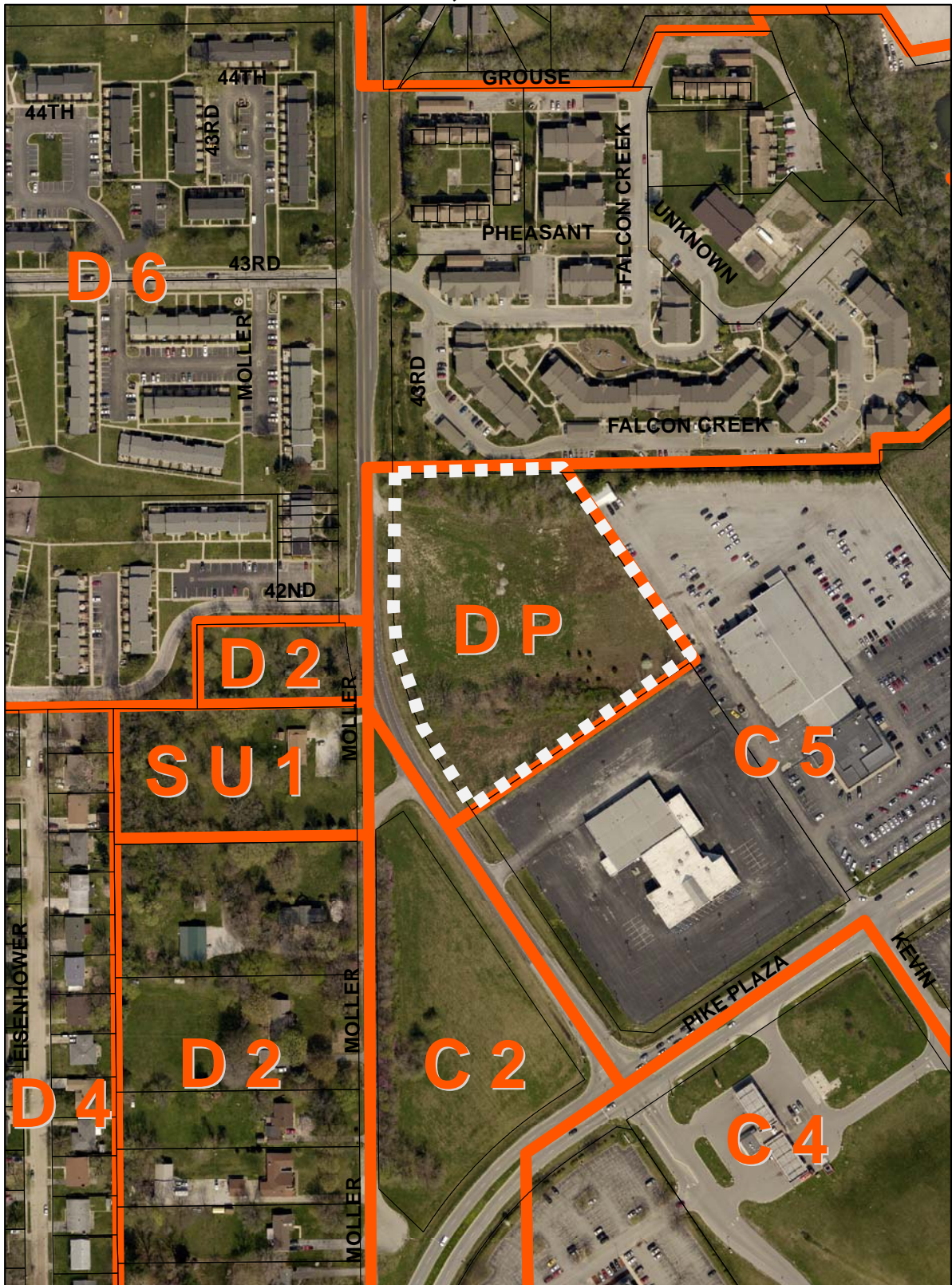
2003-ZON-142; 4160 Moller Road (abutting to southwest), requested rezoning of 2.36 acres from D-2 to SU-1 to provide for religious uses, **approved**.

DLH

2013-ZON-022 PROPOSED SITE PLAN
(file-dated March 27, 2013)



2013-ZON-022; 4201 Moller Road



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-ZON-023
Address: 2401 West 39th Street (approximate address)
Location: Washington Township, Council District #8
Petitioner: Richard Carlen
Request: Rezoning of 3.74 acres, from the SU-2 and D-6II Districts to the D-1 classification to provide for single-family residential use.

RECOMMENDATION

Staff **recommends approval** of this petition.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 3.74-acre site is zoned SU-2 and D-6II and is improved with a single-family dwelling. It is abutted to the north, across West 39th Street, by a single-family dwelling, zoned D-A; to the east by multifamily dwellings, zoned D-6II; to the south by the West 38th Street / Interstate 65 right-of-way; and to the west by a single-family dwelling, zoned D-A.
- ◇ This request would conform the site's zoning to its existing residential use, and would be consistent with the *Comprehensive Plan's* Proposes recommendation of very low-density residential development of zero to 1.75 dwelling units per acre. Staff, therefore, recommends its approval.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

SU-2, D-6II Single-family dwelling

SURROUNDING ZONING AND LAND USE

North - D-A, D-2 Single-family dwellings
South - D-5 West 38th Street / Interstate 65
East - D-6II Multifamily dwellings
West - SU-2 Single-family dwelling

COMPREHENSIVE PLAN Proposes very low-density residential development of zero to 1.75 dwelling units per acre.

THOROUGHFARE PLAN West 39th Street is not indicated on the Official Thoroughfare Plan.

(Continued)

STAFF REPORT 2013-ZON-023 (Continued)

FLOODWAY/FLOODWAY
FRINGE

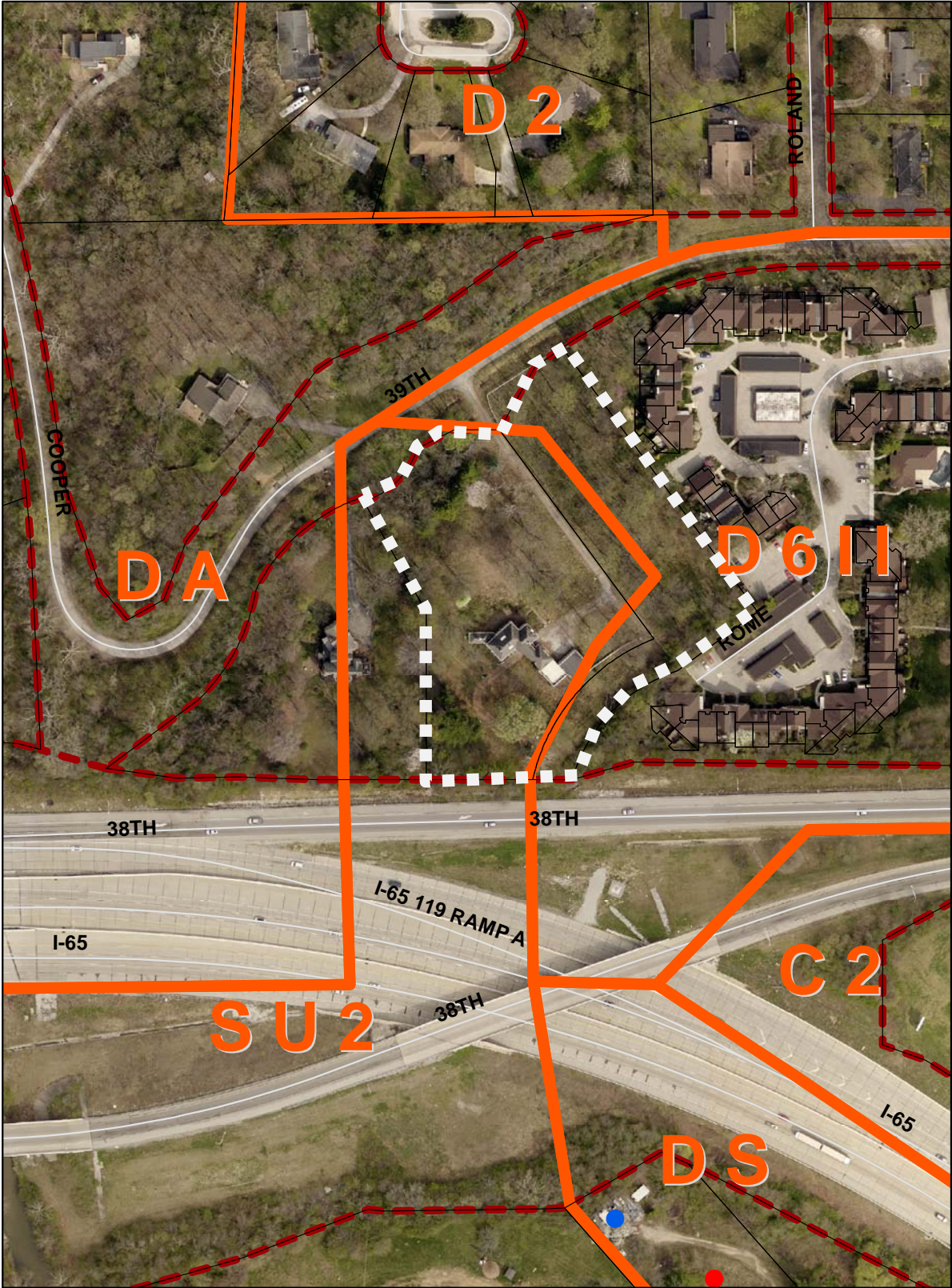
This site is not located in the floodway or floodway fringe.

ZONING HISTORY

None.

DLH

2013-ZON-023; 2401 West 39th Street



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-ZON-024
Address: 1731-1819 (odd) North College Avenue (approximate addresses)
Location: Center Township, Council District #9
Petitioner: College Avenue Partners, LLC
Request: Rezoning of 0.79 acre, being in the D-8 District, to the C-3 classification to provide for commercial development.

This case should be continued from the **May 9, 2013** hearing to the **May 23, 2013** hearing, or beyond, to provide for an amended site plan to be submitted for staff review, and for an anticipated companion variance request for outdoor dining associated with a restaurant.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-8	Unimproved, restaurant parking area
-----	-------------------------------------

SURROUNDING ZONING AND LAND USE

North -	C-3	Restaurant
South -	C-1	Unimproved
East -	D-8	Single-family dwellings, unimproved
West -	PK-2	Multifamily dwelling

NEIGHBORHOOD PLAN AREA

This site is located within the boundaries of the *Citizens / King Park Plan*, which recommends medium-density single-family residential development of six to 15 dwelling units per acre, specifically the D-8 zoning classification.

THOROUGHFARE PLAN

This portion of North College Avenue is indicated on the Official Thoroughfare Plan as a primary arterial with an 80-foot right-of-way existing and proposed.

FLOODWAY/FLOODWAY FRINGE

This site is not located in the floodway or floodway fringe.

ZONING HISTORY – SUBJECT SITE

2006-ZON/VAR-825; 1731-1815 North College Avenue (subject site), requested rezoning of 0.89 acre from C-1 to D-8 to provide for the construction of multifamily dwellings with variances related to setback, **approved**.

(Continued)

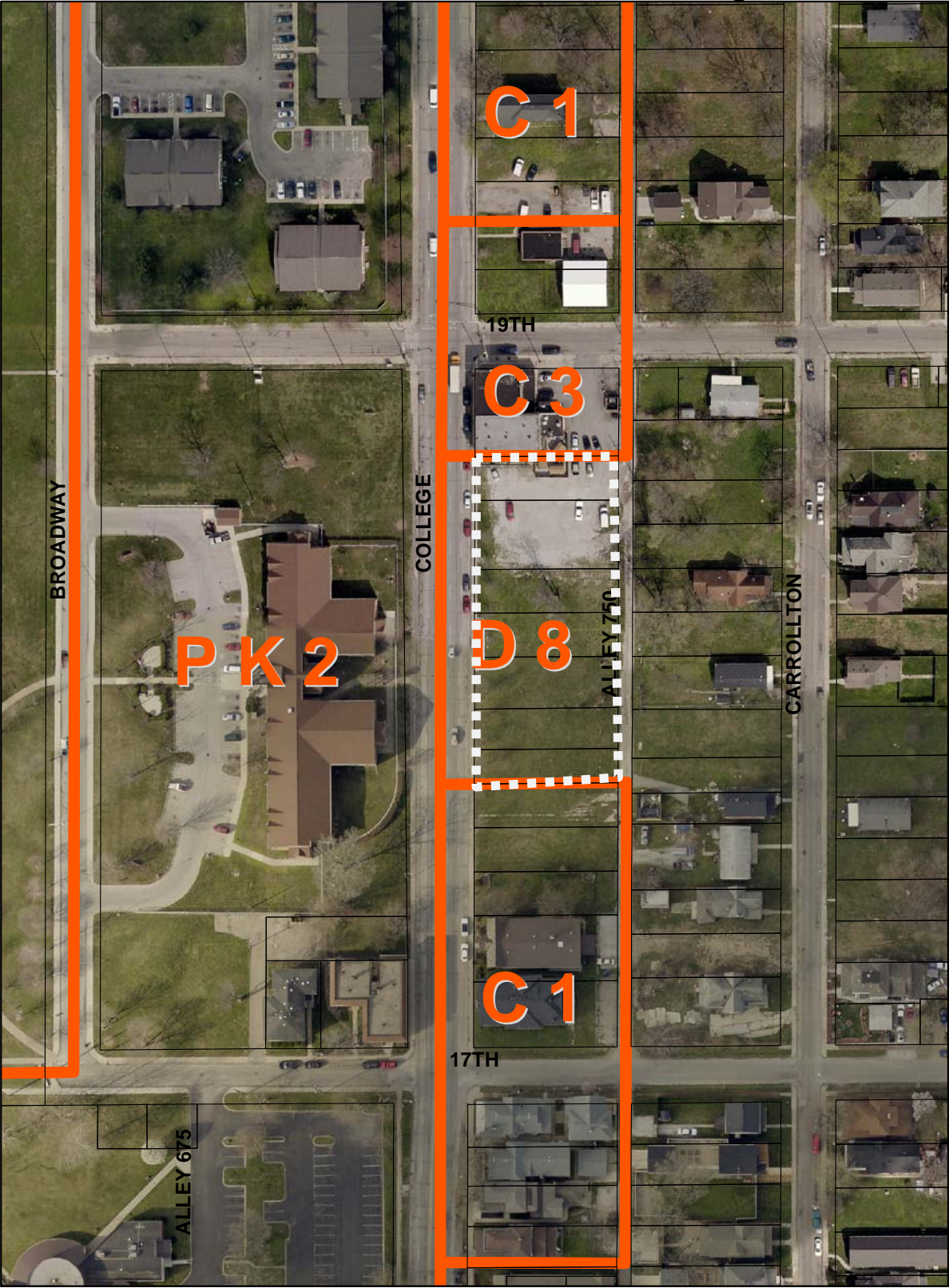
STAFF REPORT 2013-ZON-024 (Continued)

ZONING HISTORY – VICINITY

96-V1-95; 1821-1831 North College Avenue (abutting site to north), requested variance of use and development standards of the CZO to provide for the continued operation of a lounge, granted, expired on September 3, 2008.

DLH

2013-ZON-024; 1731-1819 North College Avenue

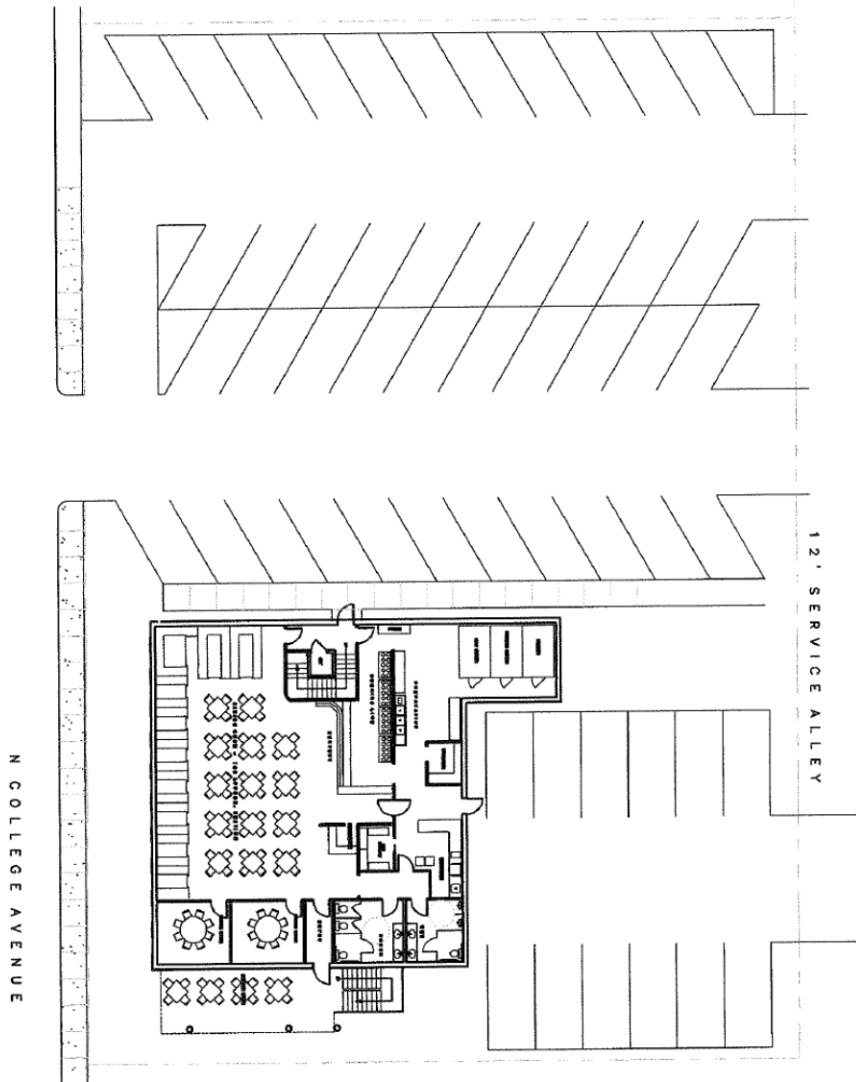


2013-ZON-024 SITE PLAN
(file-dated April 2, 2013)

METROPOLITAN DEVELOPMENT

APR 02 2013

RECEIVED



N

SCALE: 1" = 20'-0"

N COLLEGE AVENUE

12' SERVICE ALLEY

PUZZELLO
ARCHITECTURE
1000 N. COLLEGE AVENUE
SUITE 100
CHICAGO, IL 60607
PHONE: 312.777.1000
WWW.PUZZELLOARCHITECT.COM

2013-ZON-024 CONCEPTUAL BUILDING ELEVATION



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-ZON-025
Address: 5355 Lafayette Road (approximate address)
Location: Pike Township, Council District # 7
Petitioner: Pike Township Trustee
Request: Rezoning of 1.33 acres, from the SU-9 District, to the SU-1 classification to provide for religious uses.

RECOMMENDATIONS

Staff **recommends approval** of this petition.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 1.33-acre site is zoned SU-9 and is improved with a vacant fire station and associated paved parking area. It is abutted to the north by unimproved property, zoned D-A; to the east by unimproved property used agriculturally, zoned SU-38; and to the south and west, across Lafayette Road, by a single-family dwelling, zoned D-A, and property presently being developed with a church building, recently rezoned to the C-2 classification.

REZONING REQUEST

- ◇ This request, if approved, would rezone the site to the Special Use One (religious use) classification, to provide for re-use of the existing vacant fire station building as a church. The request would be generally consistent with the *Comprehensive Plan*, which recommends village mixed-use development, a land use category that encourages a diverse set of smaller-scale residential, commercial and institutional uses. The site is also located within Critical Area Eleven of the Pike Township Comprehensive Plan, the text for which is included in this report. The modest size of the existing building and site would naturally limit the scope and scale of the use that could take place there, which would be consistent with the spirit of the Village Mixed-Use recommendation. For these reasons, staff recommends approval of this request.

PROPOSED USE / SITE ISSUES

- ◇ The petitioner anticipates regular attendance at religious services to be between 30 and 50 persons. As the ordinance recommends provision of one on-site parking space for every four seats in an SU-1-zoned primary assembly room, the approximately twenty parking spaces provided on the existing paved parking area would adequately serve the site.

(Continued)

STAFF REPORT 2013-ZON-025 (Continued)

- ◇ For any future development or redevelopment of the site, and upon the application for any Improvement Location Permit (ILP), the Administrator of the Division of Planning, on behalf of the Metropolitan Development Commission, shall consider and either approve, disapprove, or approve subject to any conditions, amendments or commitments agreed to by the applicant, a proposed site plan, development plan and landscape plan. The Special Districts Zoning Ordinance requires that improvement plans within the SU-1 District be reviewed with reference to the development standard requirements of the C-1 zoning district.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

SU-9 Vacant fire station

SURROUNDING ZONING AND LAND USE

North -	D-A	Unimproved
South -	C-2	Unimproved
East -	SU-38	Unimproved
West -	C-2, D-A	Unimproved, single-family dwelling

COMPREHENSIVE PLAN Proposes village mixed-use development. The site is also located within Critical Area 11, the text for which is included in this report.

THOROUGHFARE PLAN This portion of Lafayette Road is indicated on the Official Thoroughfare Plan as a primary arterial with a 50-foot right-of-way existing and a 140-foot right-of-way proposed.

FLOODWAY/FLOODWAY FRINGE This site is not located within the floodway or floodway fringe.

ZONING HISTORY

2011-ZON-090; 5370 Lafayette Road (abutting site to west), requested rezoning of 14 acres from D-A and SU-43 to C-3C, **approved**.

2009-ZON-808; 5315 Lafayette Road (abutting site to east), requested rezoning of from SU-2 to SU-38, **approved**.

2003-ZON-189; 5274 Lafayette Road (abutting site to south), requested rezoning of 1.33 acres from D-A to C-1, **approved**.

DLH

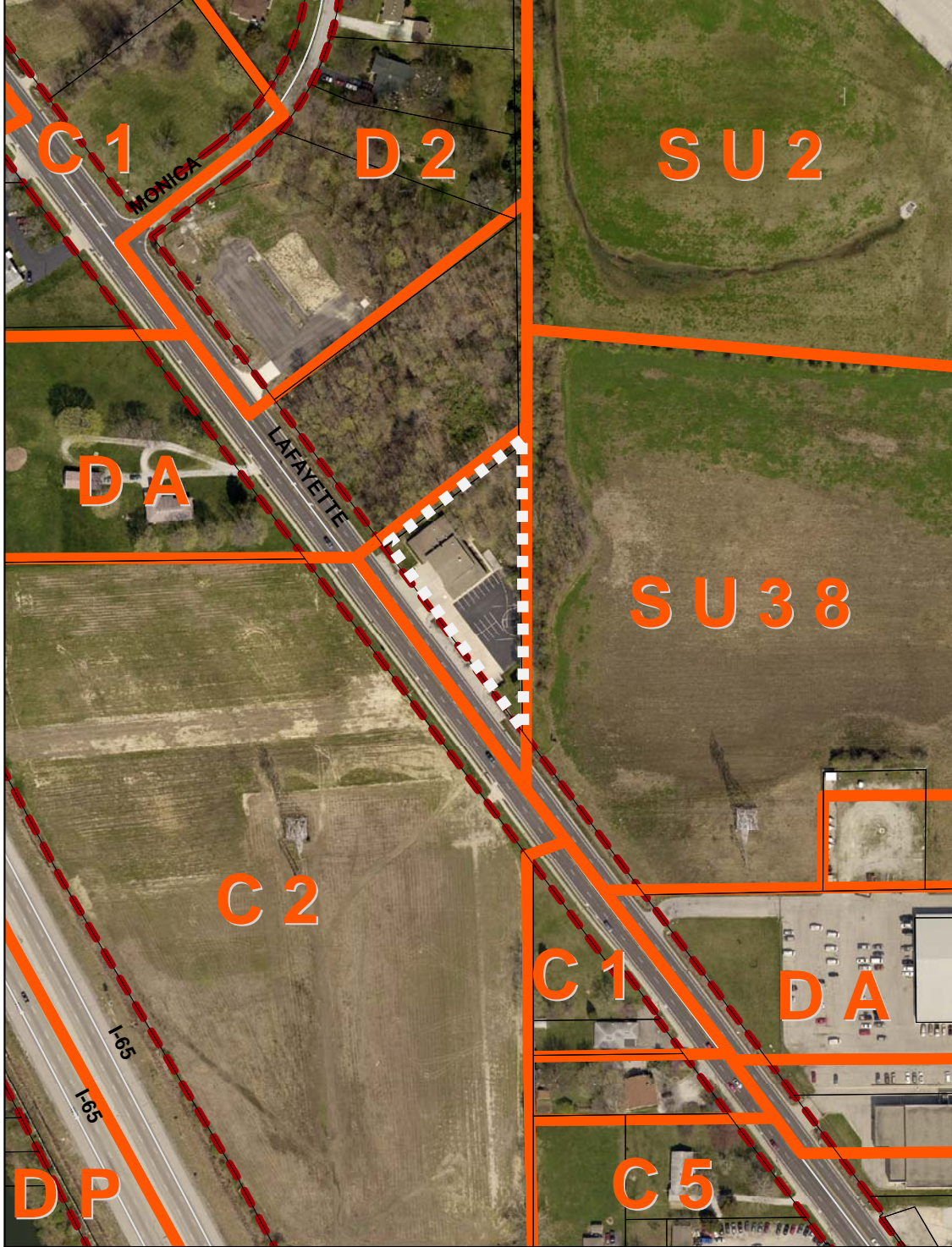
EXHIBIT “A” CRITICAL AREA 11 TEXT

Location: An area surrounding Lafayette Road, bounded by 56th Street to the north, Little Eagle Creek to the east and, I-65 to the south and west.

Why Critical: The area recommended for Village Mixed-Use has the potential to be developed as a mixed-use neighborhood where the various parts are well-integrated and are easily walk-able. Residents have potentially good connectivity to a school, neighborhood retail, office-oriented businesses and the proposed Little Eagle Creek greenway. The Little Eagle Creek corridor is critical for its natural qualities, including its function as a floodway and floodplain and for the woodland that surround it. Some of this woodland is among the oldest and highest quality woodland in the County. Little Eagle Creek in this area is also critical as a link in the greenway system that can connect various neighborhoods, schools, retail centers and parks, particularly Northwestway Park. To not further dilute the synergy of the concentration of retail commercial uses in the Lafayette Square area and to avoid disruption of the community’s character, it is critical that Lafayette Road through this area not be developed as a commercial retail strip.

Recommendations:

- Preserve the existing residential area along Monica Drive by re-routing the southern end of Monica Drive from Lafayette Road to Moller Road.
- Consider existing buildings on southern parcels east of Lafayette Road for reuse as neighborhood-oriented commercial or office.
- Development in the Village Mixed-Use area should be fully pedestrian accessible. For example development along Lafayette Road should have pedestrian connections to streets within the mixed-use area.
- Along the west side of Lafayette Road, restrict center parcels from developing at any higher intensity than Office Commercial.
- Develop Greenway along Little Eagle Creek as proposed in the Pike Township Connectivity Plan.
- Develop Pathways along 56th Street and Lafayette Road as proposed in the Pike Township Connectivity Plan to provide additional pedestrian access to shopping areas and greenway.



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-ZON-026
Address: 401 North Shadeland Avenue (Approximate Address)
Location: Warren Township, Council District #21
Petitioner: New Generation Power
Request: Rezoning of 37 acres from the C-S District to the C-S classification to provide for solar power generation in addition to the uses previously approved by 2010-ZON-063.

RECOMMENDATIONS

Staff **recommends approval** of this petition, providing for a solar power plant, subject to the C-S statement, file-dated, November 10, 2010 (2010-ZON-063) and the site plan file-dated April 4, 2013 (2010-ZON-026).

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

LAND USE ISSUES

- ◇ This 37-acre site is zoned C-S and improved with a former shopping center, most recently partially converted into a data processing center, legally established by 2010-ZON-063, which also provided for C-4 uses, with a significant number of use restrictions, and public safety uses. A variance of use, 2010-UV2-003, earlier in 2010, provided for a police impound lot, for a three-year period, which has since expired.
- ◇ This request would permit a solar power plant in addition to the uses previously approved by the 2010 rezoning case. The solar power plant would consist of 17,165 solar modules, of which, 6,665 would be rooftop modules and 10,500 would be shade canopy modules. The shade canopy modules would also serve as carports, which would have a minimum height of 14 feet and a peak height of 28.69 feet, with a 10-degree tilt to the south.
- ◇ Besides occupying the roof of the existing building, according to the site plan file-dated April 4, 2013, the carport solar modules would be located primarily in the northwest, central and southeast quadrants of this site. The northeast, southwest and southern areas of this site are not proposed to have panels.
- ◇ This proposal would not be consistent with the village mixed use recommendation as the existing and proposed uses as well as the infrastructure are not pedestrian-oriented nor is the site's uses conducive to integration. However, the overall trend of development of this center and adjoining area, other than the Shadeland Avenue frontage has been towards industrial use. The proposed use, an industrial power plant, although not necessarily as intense as most power plants, is an industrial use and is consistent with the trend of development / redevelopment of this site.

(Continued)

STAFF REPORT 2013-ZON-026 (Continued)

C-S DEVELOPMENT STATEMENT / SITE PLAN

- ◇ The C-S development statement, file-dated, November 10, 2010, from 2010-ZON-063 should be incorporated into this rezoning approval as it provides for development standard requirements and limitations. Additionally, the C-S district of the Commercial Zoning Ordinance provides for minimum setback and landscaping requirements of 20 feet along a front transitional yard (Shortridge) and 10 feet along side lot lines. The site plan, file-dated, April 4, 2013, indicates that the proposed solar panels would be located over 100 feet from the front property line along Shortridge Road and 50 feet along most of the west side boundary. Only in the northernmost area of this site do the proposed setbacks approach the Ordinance minimums.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-S	Commercial/industrial center
-----	------------------------------

SURROUNDING ZONING AND LAND USE

North - C-4, C-5, C-S	Commercial/industrial center
South - C-4	Fitness center
East - SU-7, D-7, C-1, C-3	Multi-family dwellings, commercial office and retail
West - C-4	Vacant movie theater, commercial outlots

COMPREHENSIVE PLAN

Proposes Village-Mixed Use development. The site is also located within Critical Area 58, the text for which is included in this report.

THOROUGHFARE PLAN

This portion of North Shadeland Avenue is indicated on the Official Thoroughfare Plan as a primary arterial with a 145-foot right-of-way existing and a 140-foot right-of-way proposed. Shortridge Road is not indicated on the Official Thoroughfare Plan.

FLOODWAY/FLOODWAY FRINGE

This site is not located in the floodway or floodway fringe.

SITE PLAN

File-dated April 4, 2013.

ZONING HISTORY

2010-ZON-063; 401 North Shadeland Avenue (subject site), requested rezoning of 36 acres from C-4 to C-S to provide for a data processing center, C-4 uses with certain use prohibitions, and public safety uses, **approved**.

2010-UV2-003; 401 North Shadeland Avenue (subject site), requested variance of use of the Commercial Zoning Ordinance to provide for the parking and storage of automobiles for a three-year period, **granted**.

(Continued)

STAFF REPORT 2013-ZON-026 (Continued)

2006-UV1-044; 602 North Shortridge Road (northeast of site), requested variance of use and development standards of the CZO to provide for the expansion of the wholesaling of agricultural goods and products permitted by petition 2002-UV1-005, and to allow for additional outdoor storage space totaling approximately 40,000 square feet, **approved**.

LWC

Critical Area 58 Text

Location: Eastgate Mall Vicinity

Why critical: Eastgate Mall has experienced disinvestment and needs redevelopment. This area was recommended for Village Mixed-Use. It is included in the “Eastside Revitalization District”. The site has potentials that range from mixed-use neighborhood with small-scale neighborhood commercial to more intensive residential, office and retail uses. Currently there is one heavy commercial business, “Cisco”, that will be a challenge to incorporate into the village. The traditional mall arrangement remains very automobile dependent. It is not well connected to nearby houses, apartments and special uses. This area is likely to become more important with the expansion of a regional mass transit system. The site is located at one of the most prominent intersections on the Indianapolis East Side. The redevelopment of this site can provide a focal point for continued reinvestment in the Shadeland Avenue corridor and East Washington Street corridor.

Recommendations:

- Redevelopment of the Village Mixed-Use area should follow an extensive public input process. The exact mix of new uses must reflect a solid analysis of market potentials while anticipating a significant change in this aging shopping center.
- Redevelopment plans should consider alternatives that include modifications of existing structures ranging up to full site clearance and construction of new structures, amenities and internal circulation systems.
- Potential development in this area should focus on design issues related to architecture, building size, parking, landscaping and lighting to promote a pedestrian oriented “village” or small-town atmosphere.
- A portion of the site should provide for small-scale neighborhood based commercial uses.
- Pedestrian connectivity should be planned throughout the critical area to integrate the existing commercial, special uses and residential areas. Safe crosswalks should be installed along Shortridge Road and 10th Street.
- Public transit services should continue to be accommodated within the Eastgate site. Transit oriented development principles should be applied to redevelopment of the site.
- The village center should incorporate a public green that will provide open space for area residents to gather and interact. Commercial development should be limited to the parcels shown on the land use plan.
- Restrict commercial encroachment on Woodside Avenue and Sadlier Drive.
- Develop a pedestrian and bicycle connection from the Village Mixed-Use area along Shortridge Road to the proposed Pennsy Trail. This will also serve residential areas south of the Pennsy Trail.

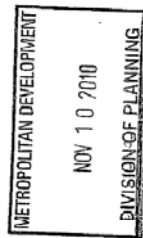
Attachment "C"

Zoning Classification C-S for 401 N Shadeland Avenue

This C-S zoning classification will allow all activities in C-4 zoning; plus it will allow all activities directly related to the data processing industry; plus it will allow all activities related to public safety, excluding all outside training activities that may cause a public nuisance or create a traffic hazard.

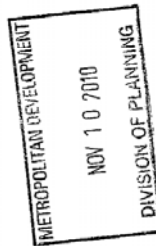
Specifically, none of the items below will be allowed in this C-S zoning classification.

1. No public gas stations or public convenience stores
2. No tattoo parlors
3. No coupon or trading stamp redemption services
4. No bowling alleys
5. No fast food or drive-thru restaurants
6. No flea markets
7. No public tobacco stores
8. No billiard parlors or pool halls
9. No adult entertainment businesses
10. No social clubs
11. No nightclubs
12. No liquor stores
13. No public skating rink, ice or roller
14. No public tennis courts
15. No fireworks sales
16. No public rooming houses, hotels or motels
17. No check cashing services
18. No public car washing businesses
19. No public animal clinics or public animal hospitals
20. No pet stores that include exotic mammals or snakes which have dangerous propensities
21. No public automobile repair businesses including break system repair, air conditioning service/repair, detailing/trim shops, muffler repair, rust proofing, speed shop, tire shops
22. No billboards, Electronic Variable Message Signs (EVMS) or new pole signs
23. No public gun ranges or public gymnasiums
24. No amusement arcade, ball room, bar-house, bingo establishments, miniature golf, slot car race tracks, and trampoline centers
25. No second hand stores
26. No public schools except daycare
27. No public radio or public TV stations
28. No pawn shops

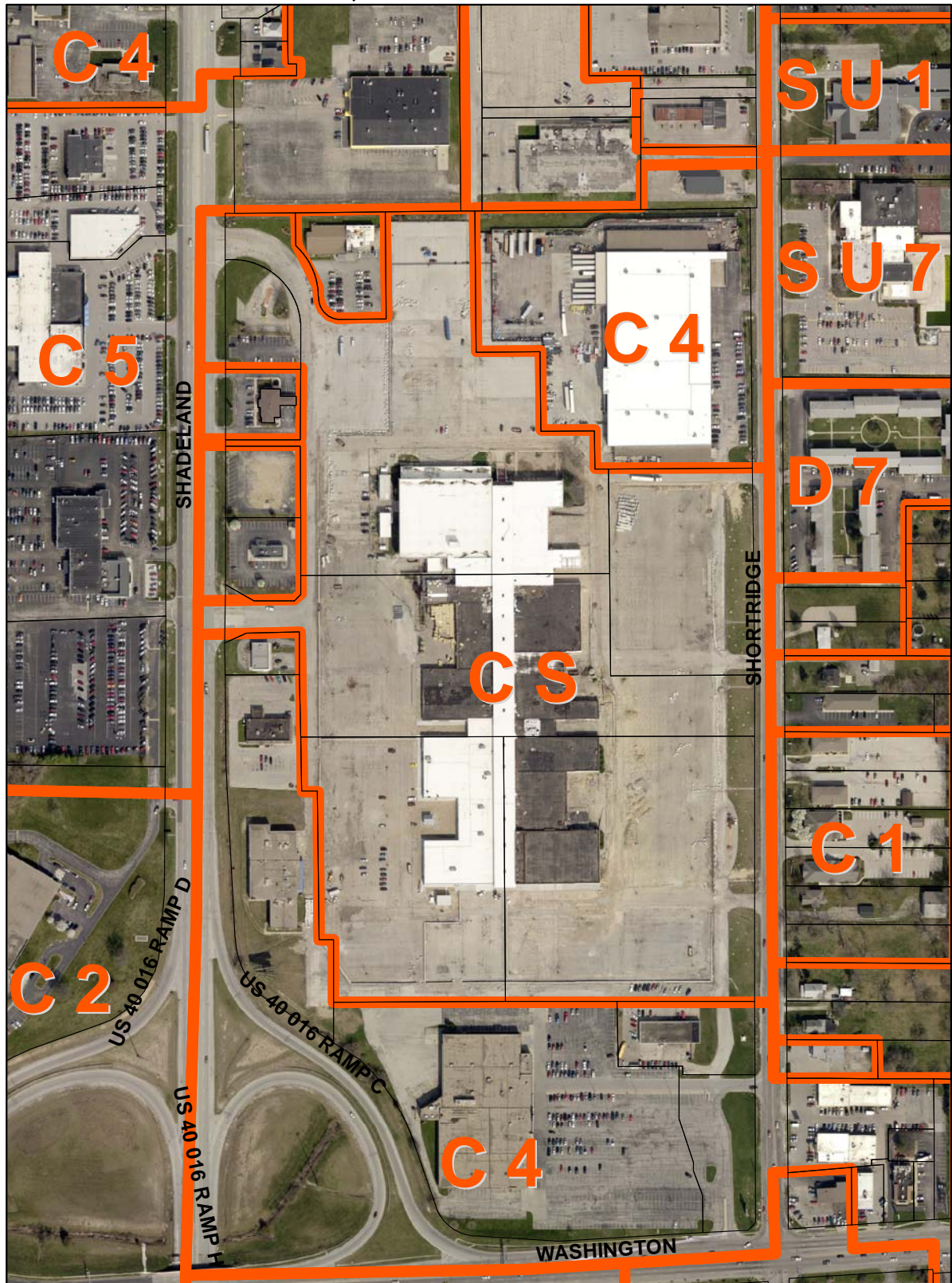


With regard to the property appearance and management, the following items shall be

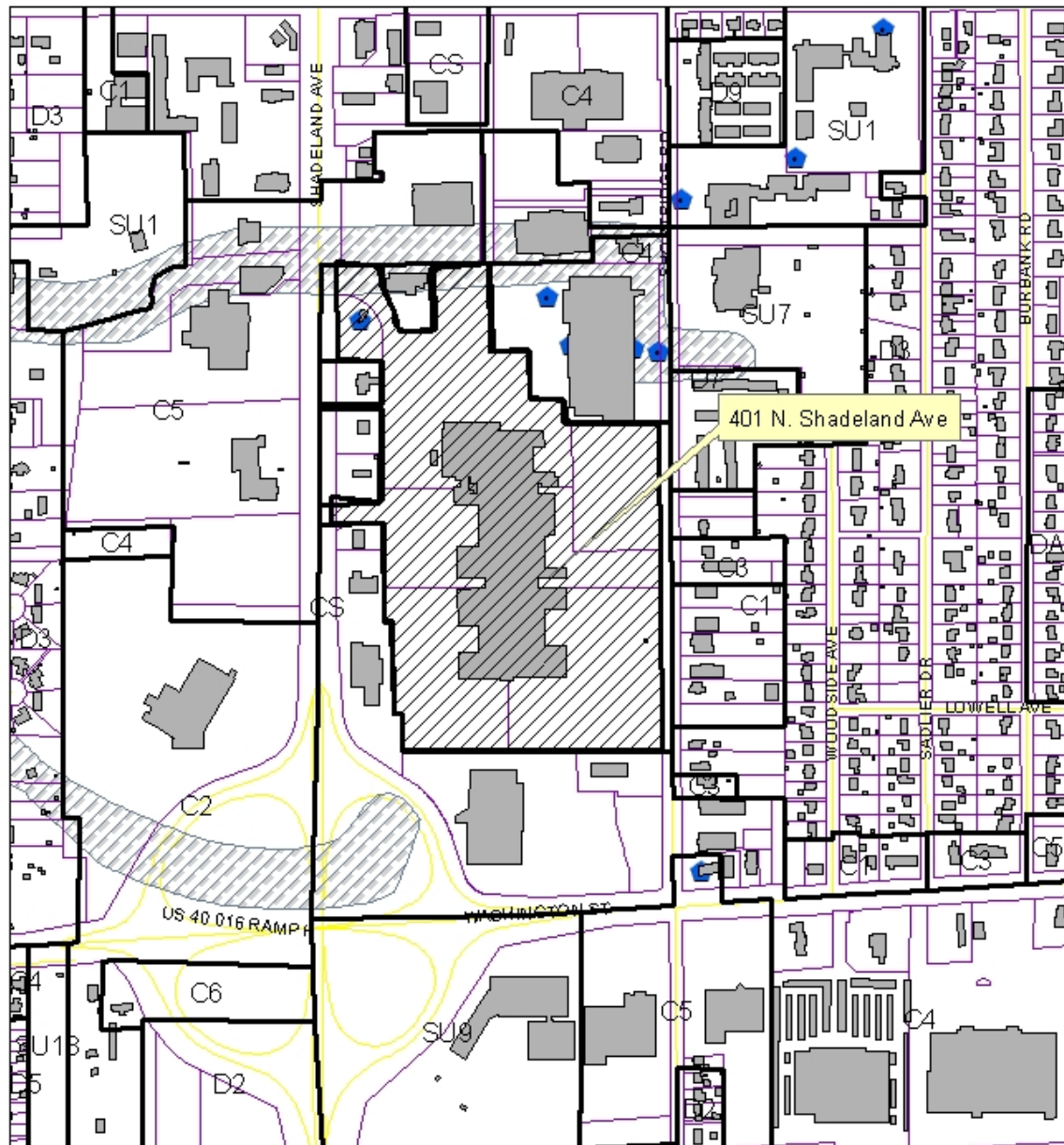
1. Exterior lighting on buildings and with off-street parking areas shall be so designed and located to minimize objectionable light onto adjacent properties and streets. Exterior lighting equipment utilized shall be of appropriate type and shall be shielded and directed so that distribution of light is confined to the areas lighted
2. Garbage truck and trash pick-up shall not occur before 7:00 am or after 6:00 pm unless trucks are entering and exiting the property from Shadeland Ave
3. Any permanent building constructed on the property shall have an exterior façade consisting of brick, masonry, EPS, or a combination thereof, excepting awnings, canopies, windows, doors, eaves, cornice overhangs and trim
4. Buffers shall be required between properties of the commercial business and residential areas
5. Landscape shall be required along the East side of the property where, at a minimum, tulip poplar trees shall be planted at a distance from each other not greater than 40 feet on center. This landscape plan shall be submitted for and subject to Administrator's approval within 60 days of any approval of this petition. Said plan shall indicate, at minimum, provision of overstory trees along the site's full frontage of North Shortridge Road, in accord with the requirements of the Commercial Zoning Ordinance. Landscaping shall be installed by June 1, 2010, and maintained thereafter.
6. Any communications tower related to the data processing industry installed on the property shall not exceed a height of 70 feet from the point of ground level directly underneath where the tower is installed.
7. Any communications towers related to public safety shall be allowed.
8. Trash containers shall be enclosed on three sides with the same kind of material as the commercial building



2013-ZON-026; 401 North Shadeland Avenue



2013-ZON-026
401 N. Shadeland Ave.



Legend

- Zoning
- Buildings
- CCGIS.PARCELS.STATEPIN
- CCGIS.ZIPCODES
- Centerline

0 190 380 760 1,140 1,520 Feet



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-ZON-027 and 2013-VAR-003
Address: 9224 and 9230 Crawfordsville Road (approximate addresses)
Location: Wayne Township, Council District #6
Petitioner: Jeff Chapman
Request: Rezoning of 1.42 acres, from the D-4, C-3 and C-5 Districts to the I-2-S classification to provide for a heating and ventilation contractor.

Variance of Development Standards of the Industrial Zoning Ordinance (pending) to legally establish an existing parking area at 9230 Crawfordsville Road and an existing structure at 9224 Crawfordsville Road, both with zero-foot front setbacks (minimum 10-foot front setbacks and landscaped yards required); and to provide for redevelopment of the site to include a 6,400-square foot expansion of the 9230 Crawfordsville Road structure with a zero-foot front setback.

These petitions should be **continued** from the **May 9, 2013 hearing to the May 23, 2013 hearing**, or beyond, to provide for an accurate site plan.

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-4, C-3, C-5 Heating and ventilation contractor

SURROUNDING ZONING AND LAND USE

North -	D-4	Unimproved
South -	C-3	Commercial retail uses
East -	C-3, SU-1	Church
West -	I-2-S	Industrial office

COMPREHENSIVE PLAN

Proposes village mixed-use development. This site is also located within Critical Area 12, the text for which is located in this report as Exhibit "A".

THOROUGHFARE PLAN

This portion of Crawfordsville Road is indicated on the Official Thoroughfare Plan as a primary arterial with a 60-foot right-of-way existing and a 140-foot right-of-way proposed.

FLOODWAY/FLOODWAY FRINGE

This site is located in the floodway fringe of Clermont Creek.

(Continued)

STAFF REPORT 2013-ZON-027 / 2013-VAR-002 (Continued)

ZONING HISTORY – SUBJECT SITE

78-Z-16; 9230 Crawfordsville Road (includes subject site), requested rezoning of 0.446 acre from C-3 to C-5 to provide for sale, repair and rental of garden and lawn materials, supplies, feed and equipment, including outdoor display, **approved**.

DLH

EXHIBIT “A”
PIKE TOWNSHIP CRITICAL AREA 12 TEXT

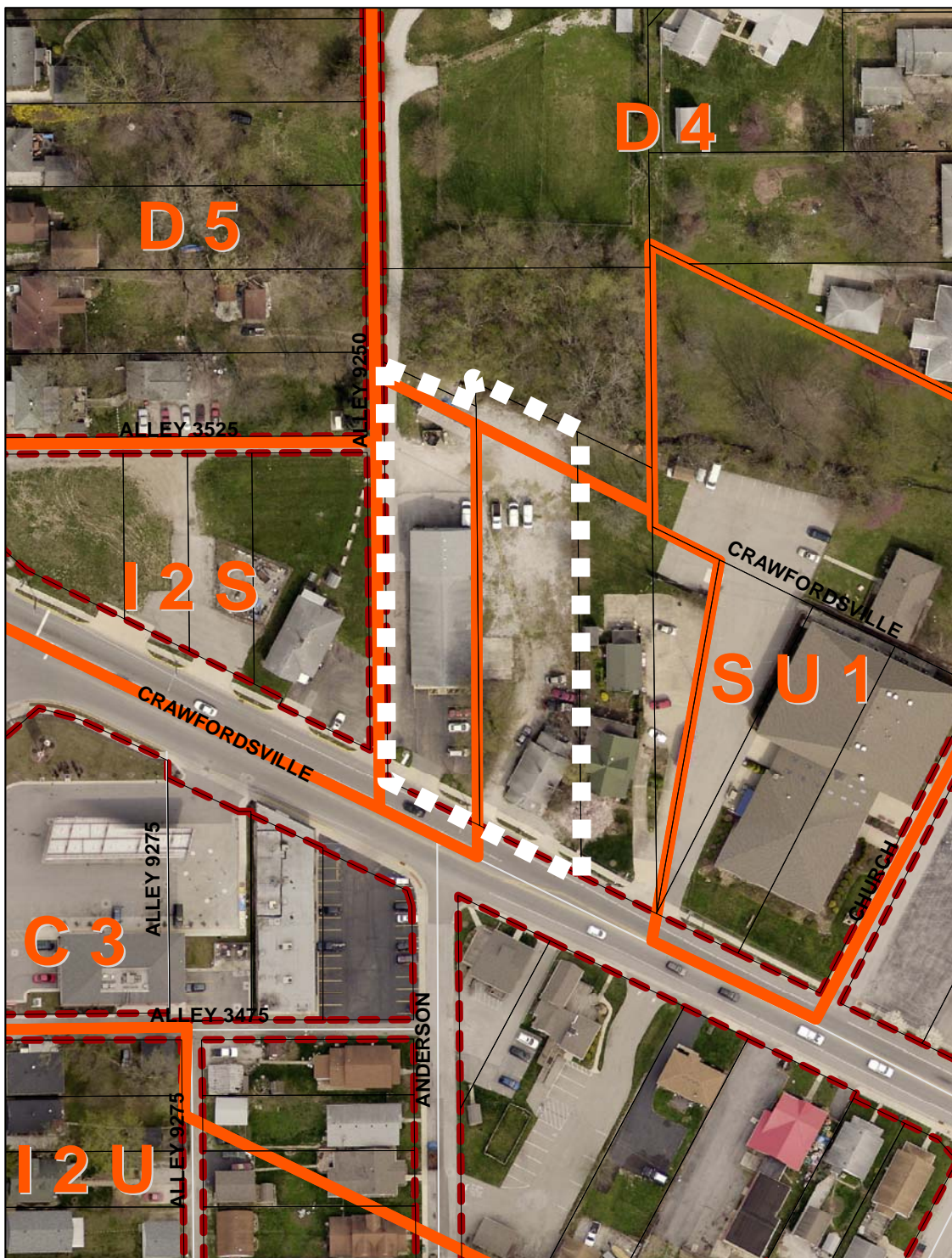
Location: Clermont

Why Critical: The Town of Clermont originally developed as a distinct village. Over the years Indianapolis has grown out to meet it. To maintain Clermont’s identity as a distinct place it has been designated as Village Mixed Use. To retain the small town character of Clermont it is critical to protect the current development patterns (mix of land uses; and the size, shape and location of buildings on their sites). It is also critical to preserve the residential areas of Clermont.

Recommendations:

- Development along Crawfordsville Road should continue to be a mix of retail, office, church, civic and single-family and multi-family residential uses.
- Restrict encroachment of commercial uses into the solidly residential areas of Clermont as shown on Critical Area map.
- Future development within the Critical Area should reflect the existing pattern of streets and lots.
- Development of the large wooded site south of the railroad tracks (approximately 3300 North Raceway Road) should preserve the woods to the extent possible.
- Development should reflect existing street patterns by entering the site from Mabel and Elizabeth streets. For purposes of traffic safety multiple access points along Raceway Road are not recommended.
- Pedestrian connectivity should be strengthened throughout the Critical Area by the construction of sidewalks, paths and safe street crossings.

2013-ZON-027; 9224 and 9230 Crawfordsville Road



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-CZN-805 and 2013-CVR-805
Address: 3811 West Michigan Street (approximate address)
Location: Wayne Township, Council District #14
Petitioner: Gennx Properties, VII, LLC
Request: Rezoning of 1.55 acres from the D-A District to the C-3 classification to provide for an integrated commercial center, with a convenience store / gasoline station.

Variance of use and development standards of the Commercial Zoning Ordinance to provide for a daycare center (not permitted),

- a) to legally establish a 12-foot west side transitional yard for the building and a three-foot west side transitional yard for the parking and circulation drives (20-foot side transitional yard required),
- b) to provide for a trash container with a 12-foot west side transitional yard (20-foot transitional yard required),
- c) to provide for a canopy with a 57.5-foot setback from the centerline of Michigan Street (70 feet from the centerline required),
- d) a zero-foot front yard, without landscaping (10-foot front yard required), and
- e) carryout food service within 12 feet of the D-A zoned protected district to the west (100-foot separation required).

RECOMMENDATIONS

Staff **recommends approval** of this petition, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

An amended site plan shall be submitted for and subject to Administrator's approval prior to issuance of an Improvement Location Permit, indicating, at minimum:

- a. provision of a five-foot front yard, landscaped according to the requirements of the Commercial Zoning Ordinance, along the site's frontage of West Michigan Street,
- b. removal, and replacement with appropriate landscaping, of the middle of the three existing curb cuts along the site's frontage of West Michigan Street.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

(Continued)

STAFF REPORT 2013-CZN-805 / 2013-CVR-805 (Continued)

LAND USE ISSUES

- ◇ This 1.55-acre site is zoned D-A and is improved with a vacant, one-story multitenant commercial structure. It is abutted to the north, across West Michigan Street, by multifamily dwellings, zoned D-7; to the east by unimproved property, zoned C-3 and D-A; to the west by a vacant single-family dwelling, zoned D-A; and to the south by a funeral center and cemetery, zoned SU-10.
- ◇ No variance or other land use petition has been discovered that would have provided for development of the existing structure in a dwelling district.

REZONING REQUEST

- ◇ This request, if approved, would rezone the site to the C-3 Neighborhood Commercial District. The petition contemplates retention of the existing structure and development of a new gasoline pump island and overhead canopy to its north. The rezoning request would be consistent with the land use recommendation of the *Comprehensive Plan*, as it proposes community commercial development, a land use category that typically corresponds to the C-3 or C-4 zoning classification, depending on site context.

VARIANCE REQUESTS

- ◇ The request seeks a variance to legally establish a 12-foot west side transitional yard for the existing building and a three-foot west side transitional yard for the parking and circulation drives north of the building, whereas the Commercial Zoning Ordinance (CZO) requires a 20-foot side transitional yard of any C-3-zoned site that abuts a protected district. In this instance, however, the abutting, the D-A-zoned neighbor to the west is planned for commercial development, is improved with a vacant dwelling, and is unlikely to be used for residential purposes in the future. Were that west-abutting site not a protected district, this subject site, if zoned C-3, would not be required to provide any side yard or setback. Staff, therefore, would regard the existing ten- and three-foot side yards and setbacks as representing appropriate and reasonable deviations from the CZO. The CZO also requires 100 feet of separation between any establishment providing carryout food service and an adjoining protected district. However, given the vacancy of the west-adjointing dwelling and that site's *Plan* recommendation for commercial use, staff would also consider this variance component, to provide for carryout food service from the existing structure, to represent an acceptable deviation from the requirements of the CZO.
- ◇ This request initially sought a variance to provide for location of a trash enclosure with a 12-foot west side transitional yard and setback. The amended site plan, file-dated April 12, 2013, however, shows the re-location of that trash enclosure with a 20-foot west side setback, which would be compliant with the requirements of the CZO. So, component **b)** of this set of variance requests should be withdrawn.

(Continued)

STAFF REPORT 2013-CZN-805 / 2013-CVR-805 (Continued)

- ◇ The request also proposes a gasoline pump canopy with a 57.5-foot front setback from the centerline of West Michigan Street, though 70-foot front setbacks from the centerlines of arterial streets are required by the CZO. Staff would regard this request, too, as a minor and acceptable deviation from the requirements of the Ordinance, as the centerline-setback standard often fails to accommodate the compact development typical of, and desirable within, urban areas, and as the location of the existing primary structure creates difficulty in locating the proposed canopy in a manner consistent with the requirements of the CZO.
- ◇ Finally, the request also seeks a variance to legally establish a zero-foot front yard, without landscaping, with three curb cuts, along the site's frontage of West Michigan Street. Review of the amended site plan, file-dated April 12, 2013, suggests that an approximate five-foot front yard could be provided, without compromising the opportunity to provide for two 24-foot-wide drive aisles north and south of the proposed gasoline pump canopy. Also, the proposed use, a gasoline station and convenience store, will be significantly more intense than the prior existing use, and therefore more likely to negatively impact the adjoining multifamily dwelling district to the north. Further, a bus shelter and post office drop-off box are both located along this site's frontage of West Michigan Street, adding to the diverse mix of activities existing and proposed at this site, and compounding the need to provide for an orderly and predictable system of ingress and egress. Staff, therefore, would support a variance for a five-foot north front setback and yard, but would not support the legal establishment of the existing zero-foot setback and yard. Additionally, the middle of the three existing West Michigan Street curb cuts should be removed and planted with grass, as it is unnecessary and would only add confusion to the task of navigating this site

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

D-A Commercial multitenant structure

SURROUNDING ZONING AND LAND USE

North -	D-7	Multifamily dwellings
South -	SU-10	Funeral home, cemetery
East -	C-3, D-A	Unimproved
West -	D-A	Vacant single-family dwelling

COMPREHENSIVE PLAN Proposes community commercial use.

THOROUGHFARE PLAN This portion of West Michigan Street is indicated on the Official Thoroughfare Plan as a primary arterial with 60-foot right-of-way existing and a 120-foot right-of-way proposed.

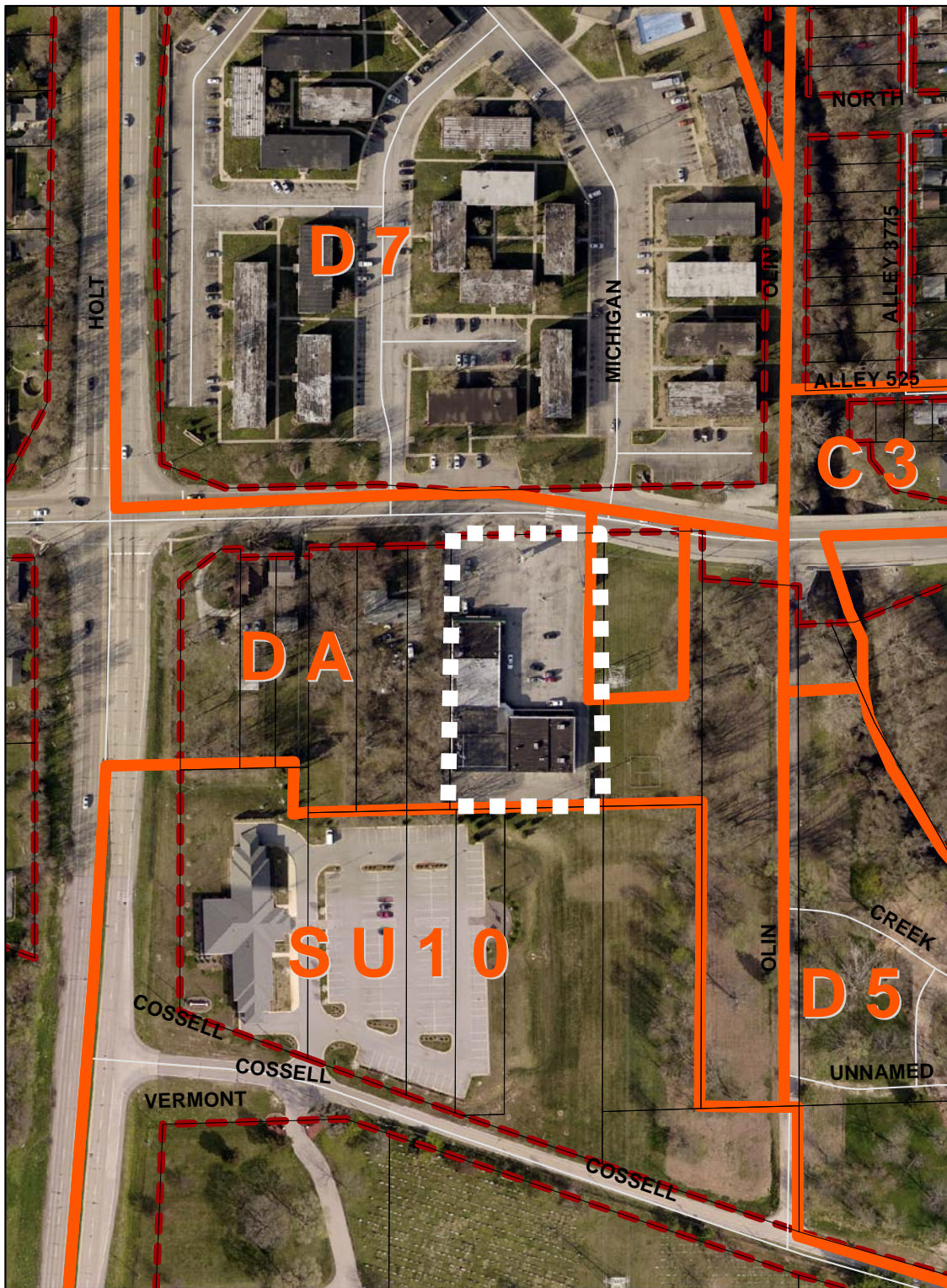
FLOODWAY/FLOODWAY FRINGE The site is not located within the floodway or floodway fringe.

ZONING HISTORY - VICINITY

2006-ZON-056; 3912 Cossell (abutting site to south), requested rezoning of 4.77 acres from D-A to SU-10 to provide for expansion of a cemetery, approved.

DLH

2013-CZN/CVR-805; 3811 West Michigan Street



2013-CVR-805 AMENDED PROPOSED SITE PLAN
(file-dated May 1, 2013)

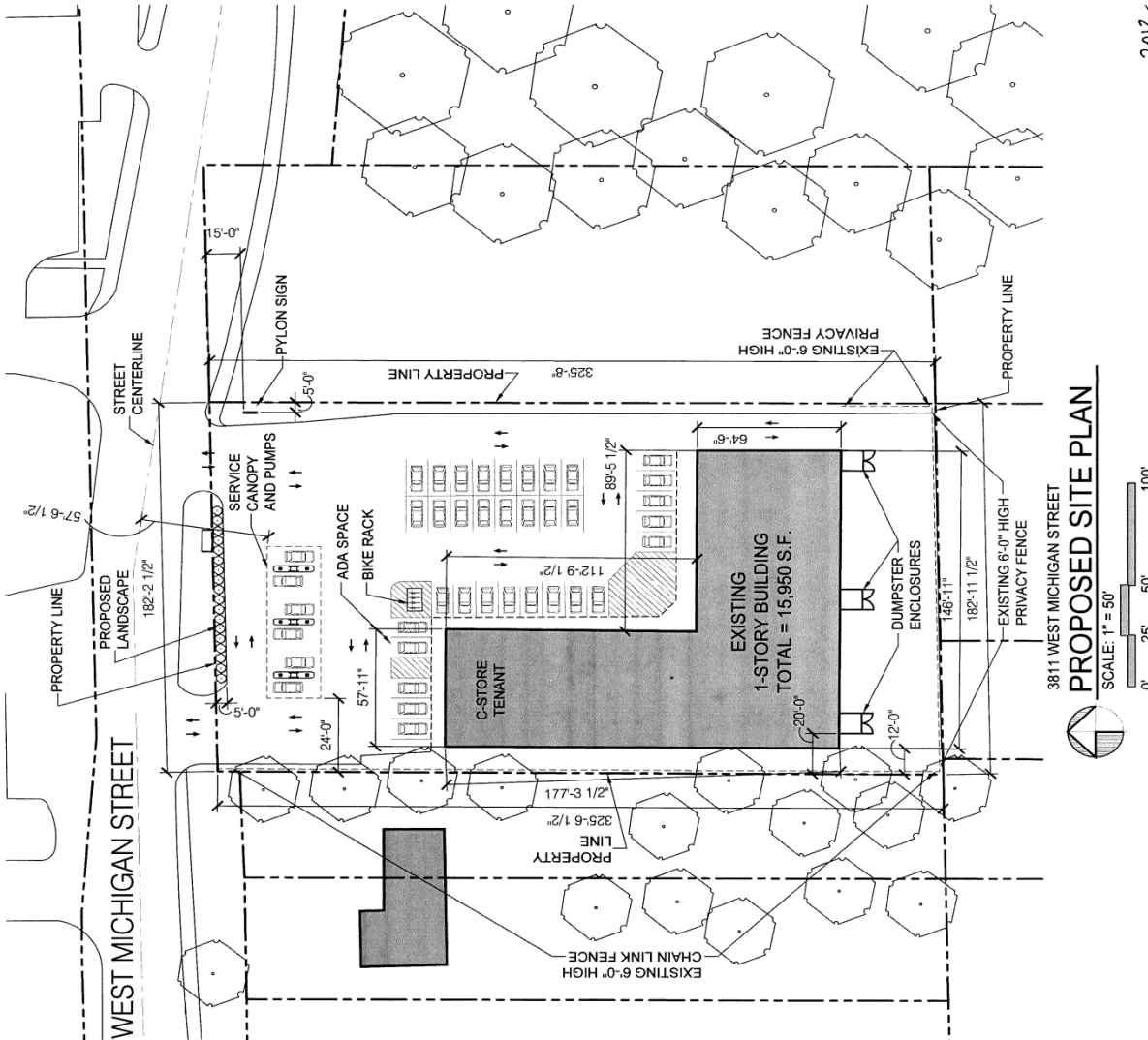
3811 WEST MICHIGAN STREET
MAY 1, 2013

SITE DATA	
LAND AREA	
TOTAL PARCEL AREA	59,434 S.F. (1.36 ACRES)
EXISTING BUILDING AREA	
EXISTING BUILDING	15,950 S.F.
EXISTING PARKING	
ADA SPACE (10'x18')	1
STANDARD SPACES (10'x18')	33
SERVICE PUMPS	6
TOTAL	40

METROPOLITAN DEVELOPMENT
MAY 01 2013
DIVISION OF PLANNING

#2

2013-CVR-805 / 2013-CVL-805



STAFF REPORT

Department of Metropolitan Development Division of Planning Current Planning Section

Case Number: 2013-CVR-806 and 2013-CVC-806
Address: 3522 East Raymond Street (approximate address)
Location: Center Township, Council District #20
Petitioner: Triple S Partners
Request: Variance of development standards of the Commercial Zoning Ordinance to provide for a retail store, with a 10.54-foot transitional front setback from Bethel Avenue (20-foot front transitional yard required),

- a) with a trash container with a two-foot transitional front yard and within the established front yard of Bethel Avenue and Wagner Lane (20-foot front transitional yard required, trash container not permitted in established front yard),
- b) with nine parking spaces with a zero-foot front setback along East Raymond Street (10-foot front setback, with landscaping required), and
- c) with a free-standing sign, with a 10-foot front setback from East Raymond Street and within the clear sight triangle of the driveway and East Raymond Street (15-foot front setback required, structures not permitted within the clear sight triangle).

Vacation of a portion of Wagner Lane varying in width from 41.73 feet at its southern end to 8.08 feet at its northern end, consisting of 3,127 square feet, from the north right-of-way line of East Raymond Street, north 134.07 feet to the south right-of-way line of Bethel Avenue, with a waiver of the assessment of benefits.

RECOMMENDATIONS

Staff **recommends approval** of this petition, subject to the following commitment being reduced to writing on the Commission's Exhibit "B" forms at least three days prior to the MDC hearing:

An amended site plan shall be submitted for and subject to Administrator's approval, indicating, at minimum:

2. a pedestrian plan consistent with the requirements of the Commercial Zoning Ordinance, and
3. a landscape plan consistent with the requirements of the Commercial Zoning Ordinance, and additionally providing bolstered landscaping along the north and east facades of the proposed trash enclosure.

SUMMARY OF ISSUES

The following information was considered in formulating the recommendation:

(Continued)

STAFF REPORT 2013-CVR-806 / 2013-CVC-806 (Continued)

LAND USE ISSUES

- ◇ This 0.66-acre site is zoned C-4 and is improved with a vacant one-story commercial structure. It is abutted to the north, across Bethel Avenue, by multifamily dwellings, zoned D-6II; to the west by a machine shop, zoned C-4; to the south, across East Raymond Street, by a truck driver training center, zoned C-S; and to the east, across Wagner Lane, by a vacant commercial structure, zoned C-4.

PROPOSED DEVELOPMENT

- ◇ The amended proposed site plan, file-dated April 22, 2013, proposes removal of the existing structure and development of a new, one-story, 8,320-square foot structure, to house a discount store. Parking would be provided to the south and east, and site access would be gained via one curb cut along Bethel Avenue and one along East Raymond Street. The primary public entrance would be along the south building façade, facing East Raymond Street. An existing gravel loading area at the north end of the proposed structure, legally established via 2000-LNU-017, would be removed and planted with grass.

VARIANCE REQUESTS

- ◇ This request seeks a variance to provide for a parking area, south of the proposed structure, providing a zero-foot front setback along East Raymond Street, whereas the Commercial Zoning Ordinance (CZO) would require a 10-foot front yard. Here, the proposed south parking area would mimic the footprint of the existing south parking area, as well as the south parking areas of the adjoiners to the west. The West Raymond Street right-of-way is also unusually wide at this location, such that a 25-foot-wide green strip would still exist between the street pavement edge and the property line. Also, the unusual shape of the subject lot provides some practical difficulty in providing for a commercial structure of any appreciable size, with associated required parking. For these reasons, staff would regard this requested variance as a reasonable deviation from the requirements of the CZO.
- ◇ This request also seeks a variance to provide for a trash enclosure with a ten-foot transitional front yard and within the established front yard of Bethel Avenue and Wagner Lane, whereas the CZO would require a minimum 20-foot transitional front yard, and would not permit a trash container to be located in front of its associated primary structure's front building line. Here, again, the unusual shape of the subject lot creates a practical difficulty in locating the trash enclosure in a manner both functional and compliant with the CZO. With bolstered landscaping provided along the north and east façades of the trash enclosure, and with an enclosure exterior material matching that of the proposed primary structure, staff would regard this variance, too, as a reasonable and appropriate deviation from the requirements of the CZO.
- ◇ The request also seeks a variance to provide for a pole sign with a ten-foot front setback from the East Raymond Street right-of-way, whereas the Sign Regulations require, of all freestanding identification signs, a minimum 15-foot front setback. Here, the proposed sign would provide a greater setback, and would be more appropriately located, than the existing sign, which is to be removed. The proposed sign location would also provide for more efficient parking and maneuvering than would a sign with a 15-foot front setback. Staff, therefore, recommends approval of this variance request, as well.

(Continued)

STAFF REPORT 2013-CVR-806 / 2013-CVC-806 (Continued)

SIDEWALKS / PEDESTRIAN ACCOMMODATION

- ◇ The proposed redevelopment of this site will require provision of sidewalks along abutting rights-of-way. Additionally, an internal pedestrian network adequately linking those sidewalks to the proposed primary structure's front entrance will be required. Here, as the proposed use would likely attract customers from the north-abutting multifamily development, particular attention should be given to their accommodation. To that end, a pedestrian plan, indicating provision of required sidewalks along abutting rights-of-way and interior pedestrian access to the structure's primary entrance, should be submitted for and subject to Administrator's approval.

VACATION REQUEST

- ◇ This request would vacate a tapered portion of Wagner Lane, varying in width from 41.73 feet at its southern end to 8.08 feet at its northern end, consisting of 3,127 square feet, from the north right-of-way line of East Raymond Street, north 134.07 feet to the south right-of-way line of Bethel Avenue.
- ◇ The proposed vacation area has never been improved, and appears to have been intended for eventual development of a wide right turn lane from southbound Wagner Lane, to westbound Raymond Street. The proposed vacation would effectively "square up" the intersection, making the northwest corner of the Wagner/Raymond intersection mirror the northeast corner, and providing for more efficient development of the subject site of the companion variance request.

After evaluation of the above considerations, staff finds that the vacation **would be in the public interest** and recommends the vacation petition be **approved**.

PROCEDURE

Neither the Division of Planning nor the Plat Committee, Hearing Examiner or Metropolitan Development Commission determines how vacated right-of-way is divided. The approval of a vacation petition only eliminates the public right-of-way. The vacation approval does nothing more. A petitioner will not receive a deed or other document of conveyance after the approval of a vacation.

The general rule under Indiana case law is that when a street or highway is vacated or abandoned the title to the land reverts to the abutting property owners. This rule exists by virtue of the fact that the abutting land owner owns to the center of the street or highway subject only to an easement of the public to the use of the street or highway [Gorby v. McEndarfer 135 Ind.App. 74, *82, 191 N.E.2d 786, **791 (Ind.App.1963)]. However, there are possible exceptions to this general rule.

After a vacation of public right-of-way the county assessor determines how the vacated right-of-way will be assessed for tax purposes.

Petitioners and abutters of the vacated right-of-way should consult their own attorneys for advice regarding the ownership of the vacated right-of way.

(Continued)

STAFF REPORT 2013-CVR-806 / 2013-CVC-806 (Continued)

ASSESSMENT OF BENEFITS

The right-of-way within the proposed vacation has never been improved. Since the area to be vacated is not improved and was not acquired through condemnation or purchase, there should not be a hearing on the assessment of benefits, if the petition is approved.

RECOMMENDED MOTION (approval): That the Hearing Examiner find that the proposed vacation is in the public interest; that a hearing upon the assessment of benefits be waived; that the Hearing Examiner confirm and ratify the adoption of Declaratory Resolution 2013-CVC-806; and that the vacation be subject to the rights of public utilities under IC 36-7-3-16.

GENERAL DESCRIPTION

VACATION of a portion of Wagner Lane, varying in width from 41.73 feet at its southern end to 8.08 feet at its northern end, consisting of 3,127 square feet,

FROM the north right-of-way line of East Raymond Street, north 134.07 feet

TO the south right-of-way line of Bethel Avenue, with a waiver of the assessment of benefits.

UTILITIES AND AGENCY REPORT

Telephone:	No answer, retain easement
Gas:	No answer, retain easement
Water:	No answer, retain easement
Power:	No answer, retain easement
Cable:	No answer, retain easement
DPR:	No answer, retain easement, if requested
DPW, SS:	No answer retain easement
DPW, TS:	No answer, retain easement, if requested

Subject to Utilities? Yes

GENERAL INFORMATION

EXISTING ZONING AND LAND USE

C-4	Vacant commercial structure
-----	-----------------------------

SURROUNDING ZONING AND LAND USE

North - D-6II	Multifamily dwellings
South - C-S	Truck driver training center
East - C-4	Unimproved
West - C-4	Machine shop

(Continued)

STAFF REPORT 2013-CVR-806 / 2013-CVC-806 (Continued)

NEIGHBORHOOD PLAN AREA

This site is located within the boundaries of the *Southside Community Redevelopment and Revitalization Plan*, which recommends commercial retail and service use.

THOROUGHFARE PLAN

This portion of East Raymond Street is indicated on the Official Thoroughfare Plan as a primary arterial with a 100-foot right-of-way existing and a 140-foot right-of-way proposed.

FLOODWAY/FLOODWAY FRINGE

This site is not located in the floodway or floodway fringe.

SITE PLAN

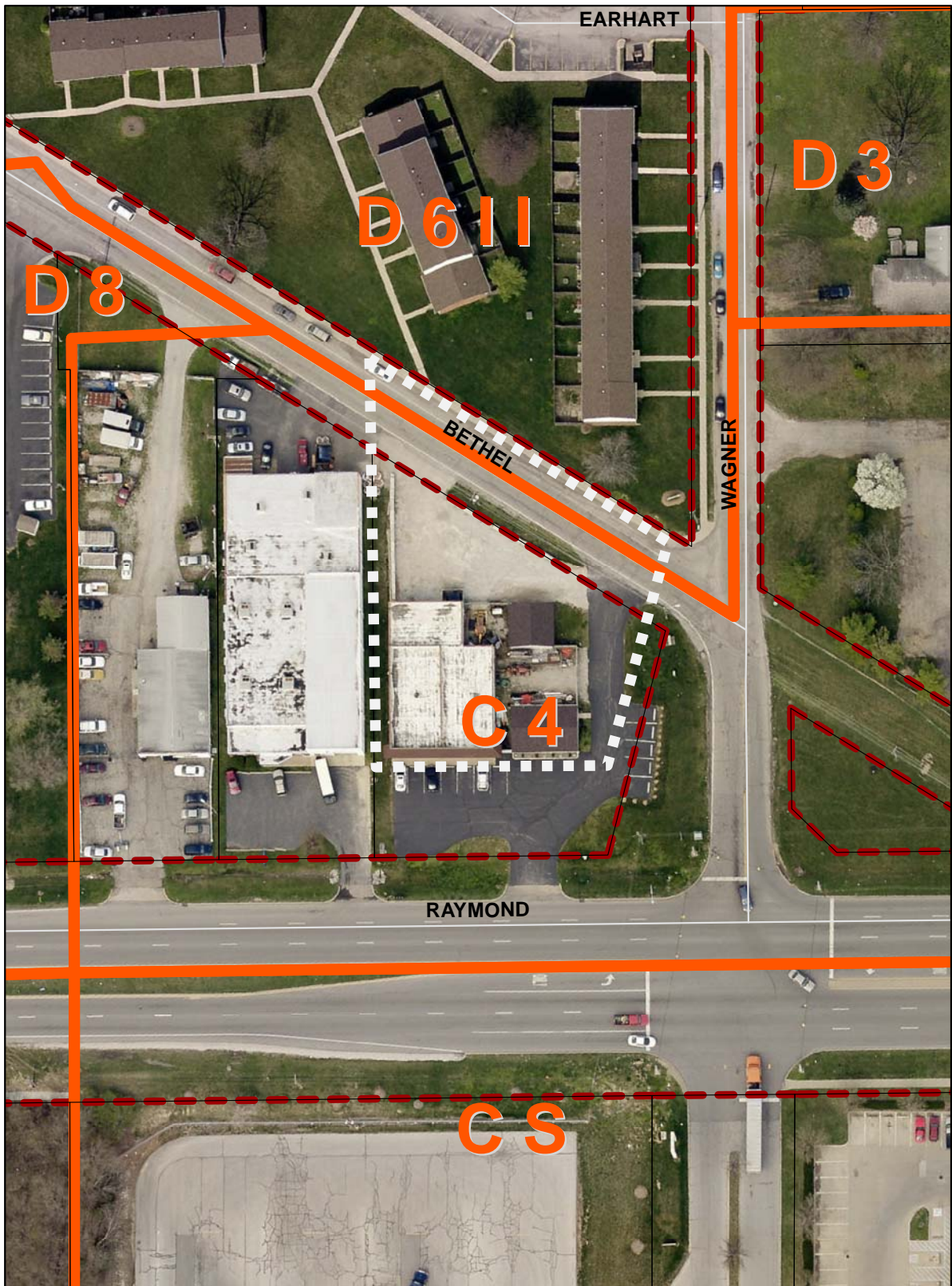
File-dated April 16, 2013.
Amended April 22, 2013.

ZONING HISTORY – SUBJECT SITE

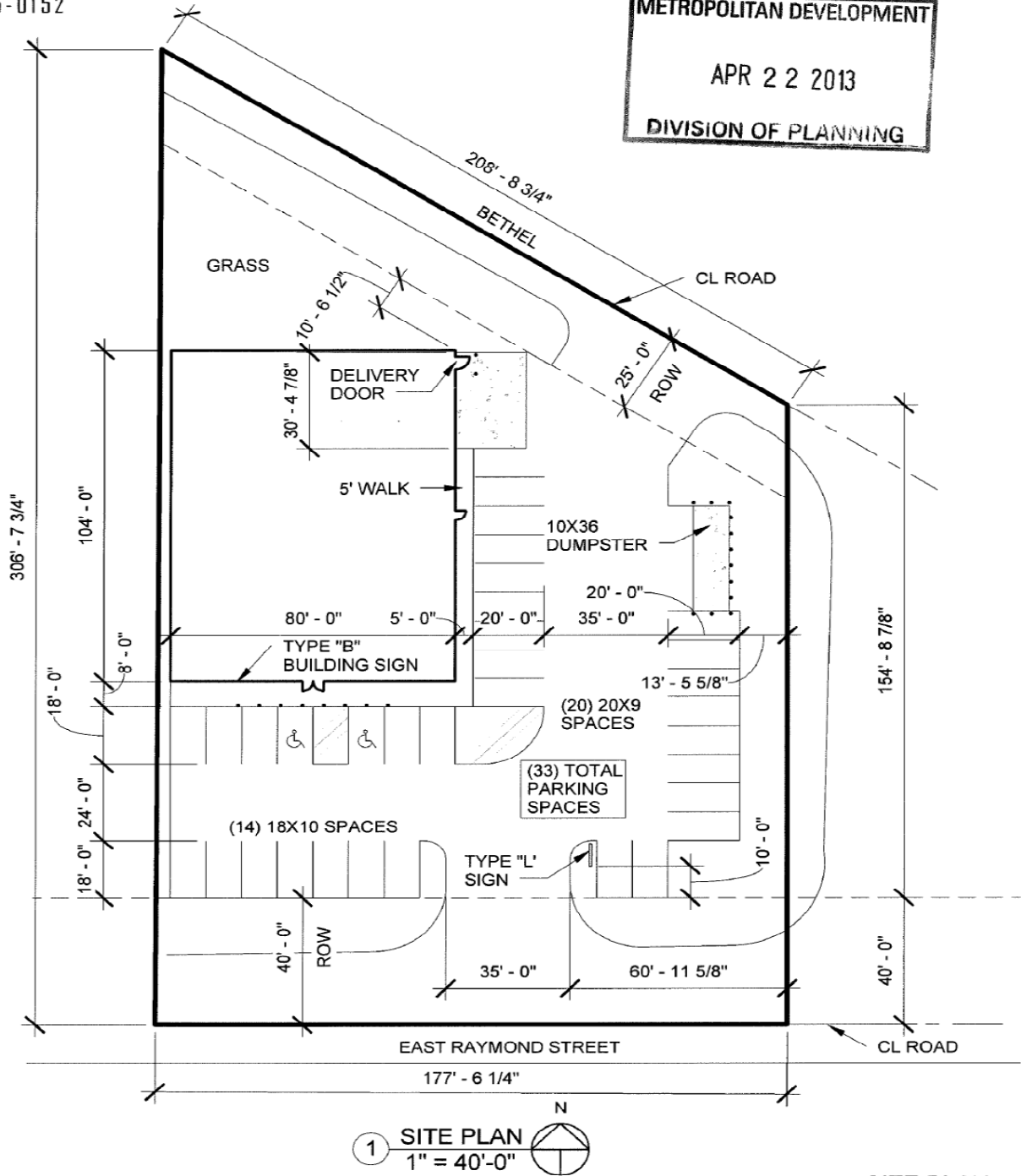
2000-LNU-017; 3522 East Raymond Street (subject site), requested legal nonconforming use certificate to legally establish a gravel off-street parking and loading area, **granted**.

DLH

2013-CVR/CVC-806; 3522 East Raymond Street



METROPOLITAN DEVELOPMENT
 APR 22 2013
 DIVISION OF PLANNING



SITE PLAN

A101

522 East Raymond Family
 Dollar

4/18/2013 4:21:04 PM

2013-CVR-806 PROPOSED AMENDED SITE PLAN
 (file-dated April 22, 2013)

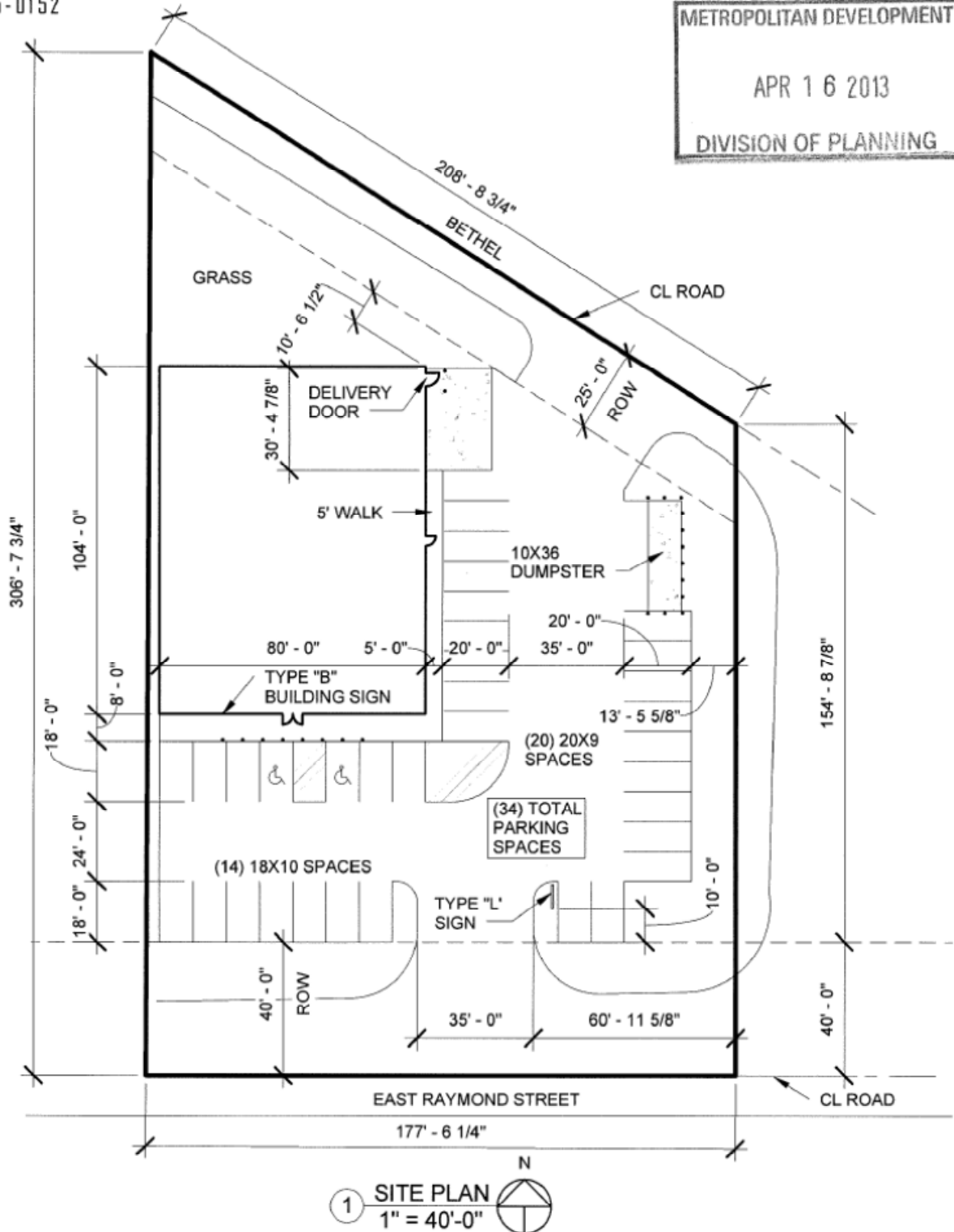
2013-CVR-806 PROPOSED SITE PLAN
(file-dated April 16, 2013)

Montgomery Architects
Tom Montgomery - Architect
765-215-0152

METROPOLITAN DEVELOPMENT

APR 16 2013

DIVISION OF PLANNING



SITE PLAN

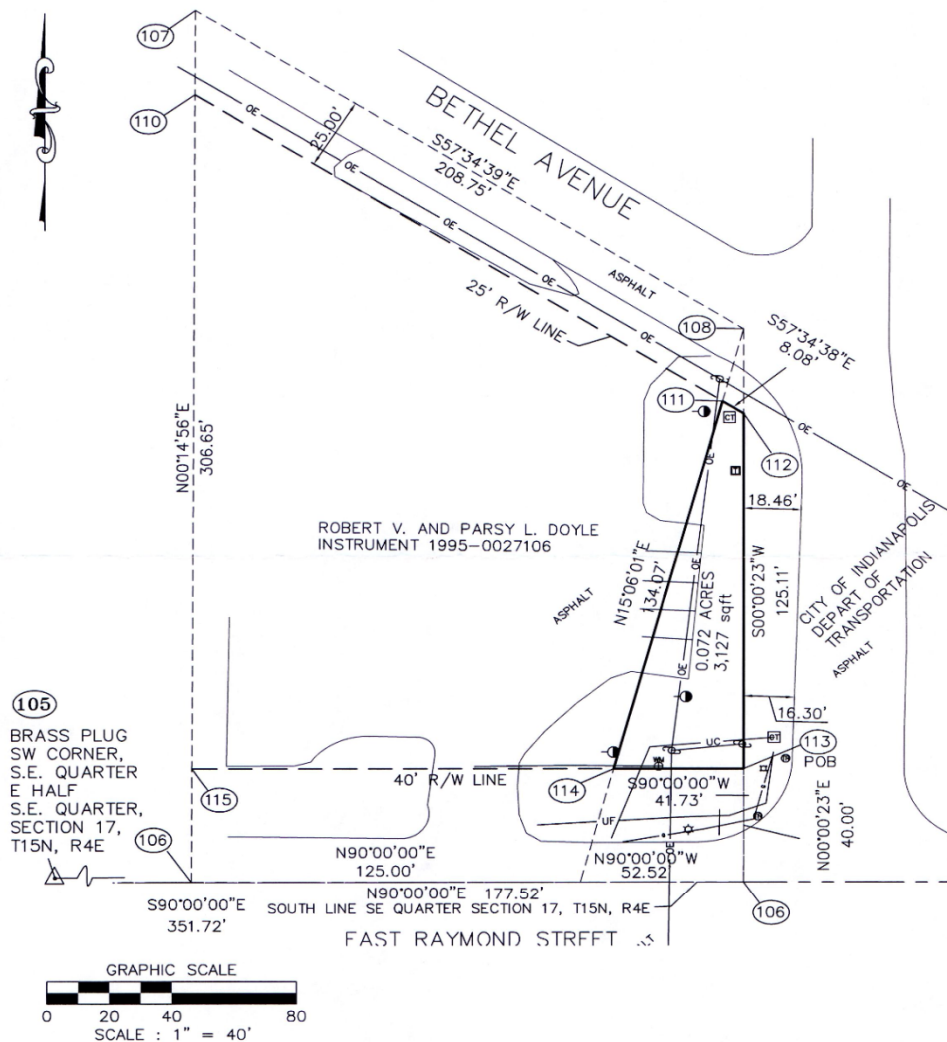
A101

3522 East Raymond Family
Dollar

4/15/2013 11:37:59 PM

EXHIBIT DRAWING

PART OF THE S.E. QUARTER, SECTION 17, TOWNSHIP 15 NORTH, RANGE 4 EAST
CENTER TOWNSHIP, MARION COUNTY, INDIANA



R.L.S. LS20400007		DATE: 4/2/2013	
MILLER SURVEYING INC. 948 CONNER STREET NOBLESVILLE INDIANA 46060 PH. # (317) 773-2644 FAX 773-2694			
LOCATION: PART OF THE S.E. QUARTER, SECTION 17, TOWNSHIP 15 NORTH, RANGE 4 EAST CENTER TOWNSHIP, MARION COUNTY, INDIANA		DRAWN BY: BDD SCALE: 1" = 40' DATE: 4/2/2013	CHK'D BY: KNA FIELD BOOK: 571 PAGE: 26
FIELD WORK COMPLETED: 04/01/2013 CLIENT: LOU SCHIESZ		JOB NUMBER SURVEY & FILE:	
DESCRIPTION: EXHIBIT DRAWING		B34488	

APR 04 2013
DEPT. OF PLANNING

2013-CVC-806 PROPOSED VACATION EXHIBIT